



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Stratford Crossing Plat 8 – Final Plat

**PREPARED BY:** Andy Kass AICP, Senior Planner

**REPORT DATE:** October 23, 2020

**MEETING DATE:** October 27, 2020

### GENERAL INFORMATION

**Applicant:** Stratford Crossing, LLC

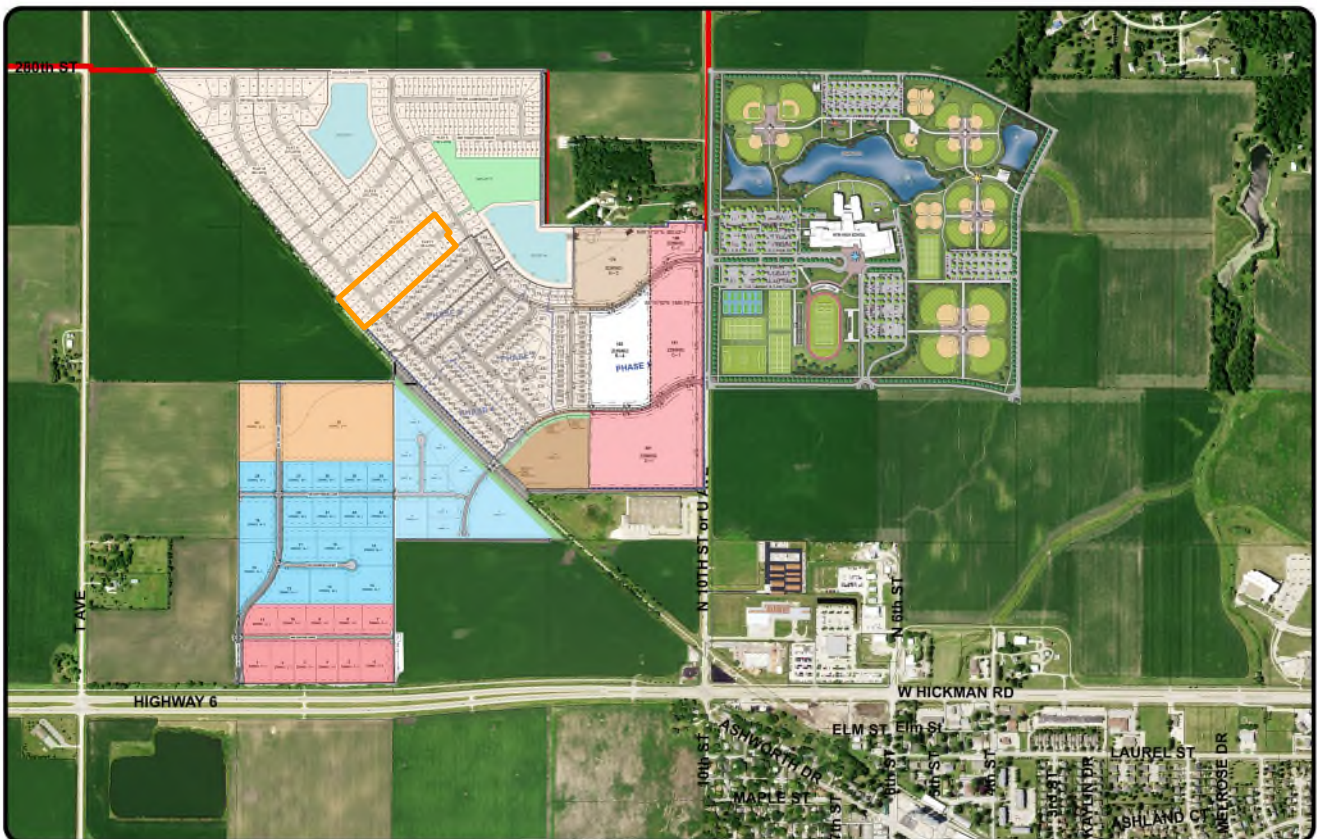
**Owner:** Stratford Crossing, LLC

**Owner’s Representative:** Erin Ollendike, P.E. with Civil Design Advantage

**Request:** The applicant is requesting approval of a final plat for a single family residential subdivision.

**Location and Size:** Property is generally located north of Hickman Road and west of N. 10<sup>th</sup> Street containing approximately 7.98 acres more or less.

### AREA MAP



**ABOVE:** Aerial of Property identifying the proposed plat (outlined in **ORANGE**).

## LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Single Family Residential	R-2 (One & Two Family Residential) & R-2 (One & Two Family Residential) / PD-1 (Planned Development Overlay)
North	Stratford Crossing Plat 6 & 7	Single Family Residential	R-2 (One & Two Family Residential) & R-2 (One & Two Family Residential) / PD-1 (Planned Development Overlay)
South	Stratford Crossing Plat 4	Medium Density Residential & Light Industrial Office	M-1 (Light Industrial District)
East	Stratford Crossing Plats 2, 3, & 5	Single Family Residential	R-2 (One & Two Family Residential) & R-2 (One & Two Family Residential) / PD-1 (Planned Development Overlay)
West	Vacant - Undeveloped	Single Family Residential	R-2 (One & Two Family Residential)

## HISTORY

The subject property is located north of Hickman Road and west of NW 10<sup>th</sup> Street within the Stratford Crossing neighborhood.

## PROJECT DESCRIPTION

### LOTS

The final plat indicates a total of 29 lots for single family residential development. The lots range in size from 9,045 square feet to 12,320 square feet. All lots meet or exceed the minimum requirements of the R-2 district. Table I below summarizes the minimum requirements for the lots within the plat.

**Table I: Bulk Regulations applicable to the R-2 zoning district.**

Category	R-2
<b>Lot Area</b>	8,000 SF
<b>Lot Width</b>	65 feet
<b>Side Yard Setback</b>	15 feet total (7 feet minimum)
<b>Front Yard Setback</b>	30 feet
<b>Rear Yard Setback</b>	30 feet

**STREETS AND TRAILS**

Extensions of NW Georgetown Drive and NW Bennington Drive are currently under construction. Five-foot wide sidewalks will be constructed along both sides of the streets throughout the plat with individual lot development.

**UTILITIES**

Utilities have been extended to provide service to each lot. Storm water detention will be accommodated in a regional pond to the north of the plat. The pond will be owned and maintained by an association.

**PARKLAND**

Parkland dedication was satisfied with previous plats.

**STAFF RECOMMENDATION**

Staff recommends approval of the final plat for Stratford Crossing Plat 8 subject to remaining staff comments, review of the legal documents, and completion of public improvements.