



## LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Undeveloped	Neighborhood Residential	R-4 (Row Dwelling and Townhome District)
North	Undeveloped	Neighborhood Residential	R-3 (Multi-Family Residential District)
South	Undeveloped	Employment	C-1 (Community and Highway Service Commercial District)
East	Undeveloped	Employment	C-1 (Community and Highway Service Commercial District)
West	Undeveloped	Neighborhood Residential	R-2 (One and Two Family Residential District)

## BACKGROUND

The subject property was originally platted as Lot 8 of Stratford Crossing Plat I. The property was zoned R-4, Row Dwelling and Townhome District, with the overall rezoning for the Stratford Crossing development. The R-4 zoning district allows for the development of townhomes, which is what is proposed with this project.

## PROJECT DESCRIPTION

The project includes a total of 23 townhome buildings with a total of 116 units for the entire site. Each unit accounts for one lot for a total of 116 corresponding lots. The buildings range in number of units per building. There are two 10-plex buildings, five 8-plex buildings, twelve 4-plex buildings, and four duplexes. The lots range in size from about 750 – 1,000 square feet for the 10-plex and 8-plex buildings to about 1,650 – 2,000 square feet for the 4-plex and duplex buildings. The units are intended to be owner occupied.

The final plat identifies the 116 townhome lots as well as the remainder of the site, identified as Outlot Z. Outlot Z is common area to be owned and maintained by the homeowner's association.

Two monument signs are proposed, one at the entrance off of NW Stratford Drive and one at the east entrance off of NW Sunrise Drive.

## ACCESS AND PARKING

Three accesses are provided to this site. Two accesses are provided off of NW Sunrise Drive and one off of NW Stratford Drive. The access located at the southwest corner of the site and the drive aisle located immediately west of lots 25 and 40 are provided to satisfy the fire access requirements. All streets interior to the site will be privately owned and maintained by the townhome homeowner's association.

A total of 256 parking spaces are required for this facility (1 space per unit plus 2 spaces per unit) and 503 spaces are provided, including 2 accessible spaces. This includes 2 attached garage spaces per unit.

## SIDEWALKS/TRAILS

Five foot wide sidewalks will be constructed along both public streets, NW Sunrise Drive and NW Stratford Drive. Five foot wide sidewalks are shown throughout the development in order to provide internal pedestrian access as well as provide access to and from the sidewalks located along the public streets.

## **UTILITIES**

This site will be serviced with all public utilities. Sanitary sewer and water services will be brought into the site from NW Stratford Drive. All utilities within the site will be privately owned and maintained.

Storm water will be accommodated with the retention basin located on the northwest corner of the site. This pond will be owned and maintained by the townhome homeowner's association.

## **LANDSCAPING & OPEN SPACE**

A minimum of 20% of the project area is required to be open space. The total amount of open space proposed is 34%.

This project includes a 25-foot landscape buffer along the west side of the site. Plantings are being provided throughout the site in compliance with the Landscape & Open Space Ordinance.

## **ELEVATIONS**

The elevations of the buildings are proposed to be constructed of vinyl siding, stone, and asphalt shingles. All buildings are two stories and include a garage located interior to the site. There are several color palettes proposed. Elevations of the proposed buildings have been provided for review along with examples of the proposed color schemes.

## **LIGHTING PLAN**

No exterior lighting for the internal streets has been proposed. General exterior residential house lighting will be provided on the exterior of each unit.

## **COMPREHENSIVE PLAN**

The 2008 Comprehensive Plan classifies the subject property as Neighborhood Residential. The Neighborhood Residential classification provides for a variety of housing types, including townhomes and rowhomes. The Plan states that neighborhoods should include a variety of housing options that accommodate a range of needs, price points and life stages of residents.

## **STAFF RECOMMENDATION**

The proposed preliminary plat, site plan and final plat are in general conformance with the Zoning Ordinance, Subdivision Ordinance, Site Plan Ordinance and Comprehensive Plan. Staff recommends approval subject to any remaining staff comments and review of the legal documents.