



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Stratford Crossing Plat 3 – Final Plat

PREPARED BY: Andy Kass, AICP – Senior Planner

REPORT DATE: May 10, 2019

MEETING DATE: May 14, 2019

GENERAL INFORMATION

Owner/Applicant:

Stratford Crossing, LLC

Owner's Representative:

Erin Ollendike, P.E., with Civil Design Advantage, LLC

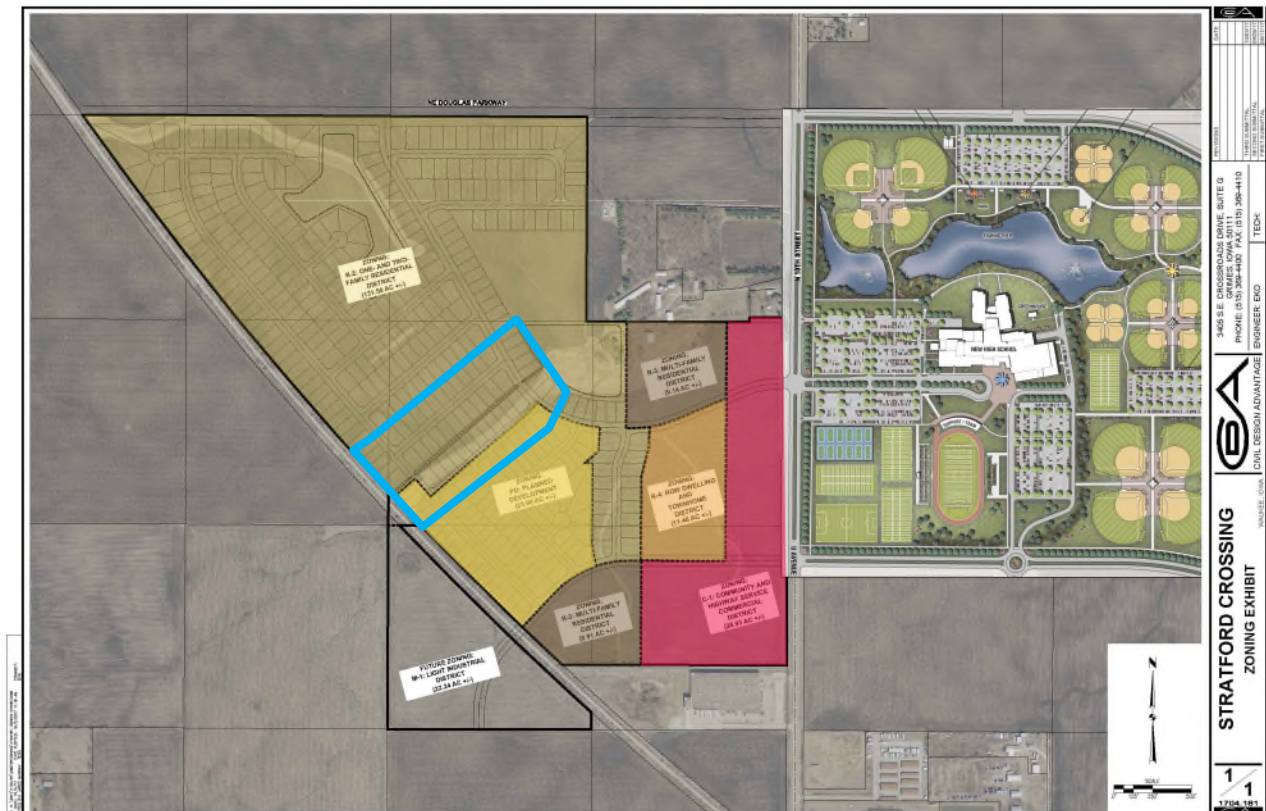
Request:

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. 10th Street, containing approximately 20.10 acres.

AREA MAP



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

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Medium Density Residential & Open Space	R-2 (One & Two Family Residential District) & R-2 (One & Two Family Residential District) / PD-1 (Planned Development Overlay)
North	Vacant - Future Phase of Stratford Crossing	Medium Density Residential & Open Space	R-2 (One & Two Family Residential District)
South	Vacant – Future Phase of Stratford Crossing	Light Industrial Office	M-1 (Light Industrial District)
East	Stratford Crossing Plat 2	Medium Density Residential & Light Industrial Office	R-2 (One & Two Family Residential District) & R-2 (One & Two Family Residential District) / PD-1 (Planned Development Overlay)
West	Vacant – Future Phase of Stratford Crossing	Medium Density Residential	R-2 (One & Two Family Residential District) / PD-1 (Planned Development Overlay)

PROJECT DESCRIPTION

LOTS

The final plat indicates a total of 69 lots for single family residential development. Lots 1 – 8 and 27 – 69 are zoned R-2 and range in size from 8,775 square feet to 13,196 square feet. Lots 9 – 26 are zoned R-2/PD-1 and are subject to the Planned Development Agreement that was approved as part of the rezoning for the Stratford Crossing development. Lots 9 – 26 range in size from 7,540 square feet to 12,089 square feet. Table 1 below summarizes the minimum requirements for the lots within the plat. All lots meet the requirements of their respective zoning districts.

Table 1: Bulk Regulations applicable to the R-2 zoning district.

Category	R-2 (Lots 1 – 8 & 27 – 69)	R-2 / PD-1 (Lots 9 – 26)
Lot Area	8,000 SF	7,000 SF
Lot Width	65 feet	55 feet
Side Yard Setback	15 feet total (7 feet minimum)	10 feet total (5 feet minimum)
Front Yard Setback	30 feet	30 feet
Rear Yard Setback	30 feet	30 feet

In addition to the standard bulk regulations, the following requirements within the Planned Development Agreement are applicable to Lots 9 – 26 when they are developed:

- Minimum two car garage;
- Minimum of 1,100 square feet for a ranch and 1,400 square feet for a two-story;
- Adjacent lots cannot share the same building elevation; and
- 25% stone on the front of the home facing the public street

STREETS AND TRAILS

Extensions of five (5) public streets are included as part of this plat. Five-foot wide sidewalks will be constructed along both sides of the streets throughout the plat with individual lot development.

The developer is installing a trail within the rear yards of the lots between NW Jamestown Lane and NW Bunker Hill Drive. The trail is being installed to provide a connection to the Raccoon River Valley Trail to the south and a future City park to the north in the future.

UTILITIES

Utilities have been extended throughout the plat. Sanitary sewer is provided from the east. Water main has also been extended to the plat from the east. 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

The remaining parkland dedication will be satisfied with future phases of the Stratford Crossing development. With this plat the developer is constructing a trail within the rear yards to connect to the Raccoon River Valley Trail and to a future park to the north.

STAFF RECOMMENDATION

Staff recommends approval of the final plat for Stratford Crossing Plat 3 subject to remaining staff comments, review of the legal documents, and completion of public improvements.