



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Stratford Crossing Plat 4 – Final Plat

PREPARED BY: Andy Kass AICP, Senior Planner

REPORT DATE: October 25, 2019

MEETING DATE: October 29, 2019

GENERAL INFORMATION

Applicant: Stratford Crossing, LLC

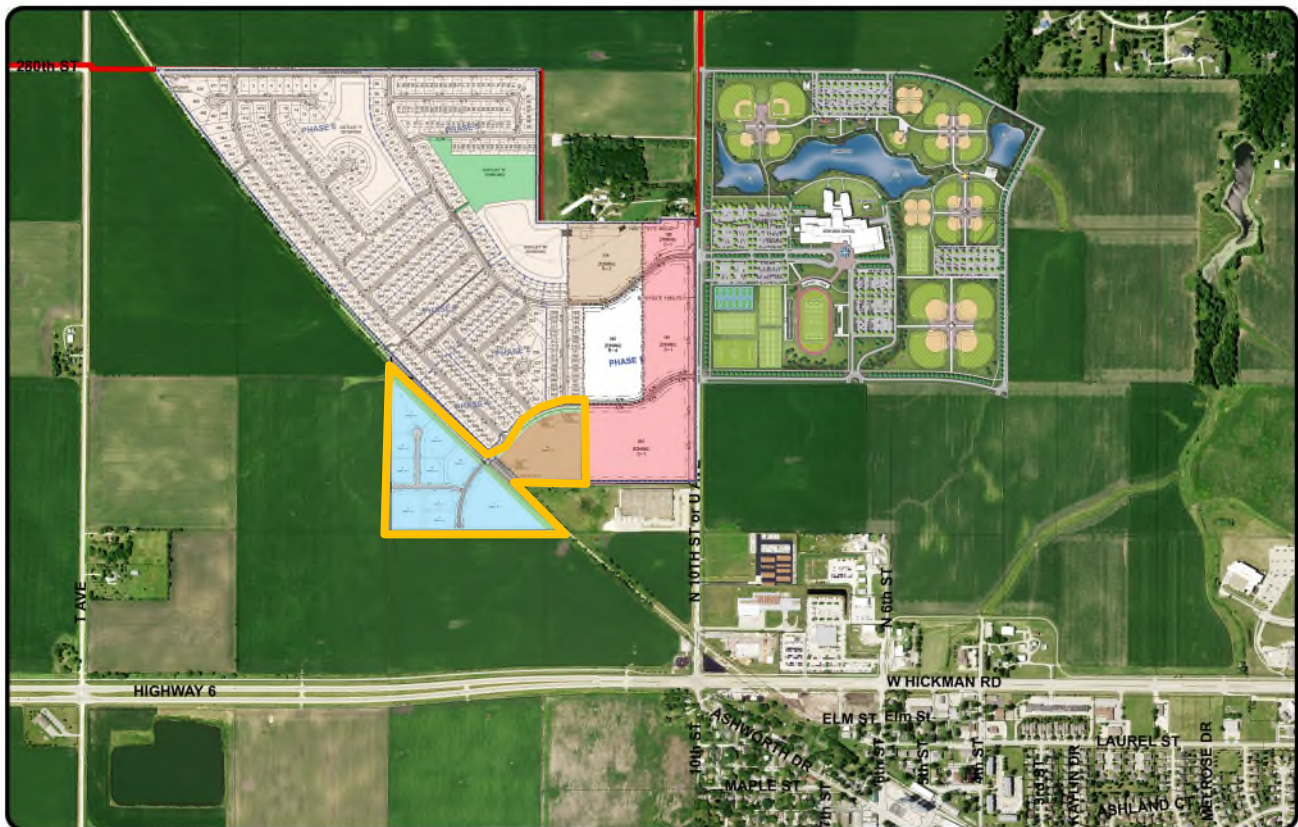
Owner: Stratford Crossing, LLC

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

Request: The applicant is requesting approval of a final plat for a light industrial and multi-family subdivision.

Location and Size: Property is generally located north of Hickman Road and west of N. 10th Street containing approximately 31.55 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	Employment / Neighborhood Residential	M-1 (Light industrial) & R-3 (Multi-Family Residential)
North	Vacant – Undeveloped	Neighborhood Residential	R-2 (One & Two Family Residential), R-2 (One & Two Family Residential) / PD-1 (Planned Development Overlay), & R-4 (Row Dwelling & Townhome District)
South	Vacant – Undeveloped	Employment	A-1 (Agricultural)
East	Quad Graphics & Vacant	Employment	M-1A (Limited Industrial) & C-1
West	Vacant – Undeveloped	Employment / Neighborhood Residential	A-1 (Agricultural)

HISTORY

The subject property is located north of Hickman Road and west of N. 10th Street. In 2019, the Planning & Zoning Commission and City Council approved a preliminary plat for the property.

PROJECT DESCRIPTION

LOTS

The final plat identifies a total of eleven (11) lots for light industrial and multi-family residential development. Ten (10) of the proposed lots located south of the RRVT are intended for light industrial development. One (1) lot is intended for multi-family residential development located north of the RRVT. The light industrial lots range in size from 1-acre to 5.94-acres. The lot intended for multi-family development is 8.32 acres in area. All proposed lots meet the minimum requirements of their respective zoning districts. Bulk regulations for the M-1 Zoning District and R-3 Zoning District are provided in the Table 1 and 2.

Table 1: M-1 Zoning District Bulk Regulations

Category	Standard M-1 (minimum)
Lot Area	No minimum
Lot Width	No minimum
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	No minimum (25 feet if adjacent to residential)

Table 2: R-3 Zoning District Bulk Regulations

Category	Standard R-3 (minimum)
Lot Area	10,000 square feet
Lot Width	75 feet
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	15 feet total (7 feet minimum)

STREETS AND TRAIL

The applicant has constructed an extension of NW Sunrise from the north. NW Sunrise Drive is considered a collector street and has a 70-foot right-of-way and is a 31-foot wide street. NW Sunrise Drive crosses the Raccoon River Valley Trail. City staff has worked with Dallas County to create a safe crossing at this point. Along NW Sunrise Drive, automated signals will notify oncoming vehicular traffic that a pedestrian/cyclist is approaching on the trail. Vehicular traffic will have to stop for the pedestrians/cyclists at the crossing when the signals are activated. In addition, the crossing will be a raised crossing so that vehicular traffic will need to slow down even if a pedestrian is not approaching. Additional signage will be placed on the trail in each direction notifying trail users of the upcoming crossing. Two additional streets have been constructed, NW Gettysburg Lane and NW Shiloh Circle. Both of these streets are 60-foot right-of-way and 29 feet wide.

No trails are planned as part of this development. Five foot wide sidewalks will be installed as each lot is developed.

UTILITIES

Utilities have been extended to service the proposed plat as part of the public improvements. Sanitary sewer and public water main were extended from the north to service the individual lots. Each lot will be required to provide its own storm water management as development occurs.

EASEMENTS

All proposed easements have been indicated on the final plat. In addition to the typical easements for public utilities the preliminary plat identifies landscape buffer easements along the north side of Lot 1, 7, 8, 10, and 11 to provide screening from adjacent uses.

STAFF RECOMMENDATION

All proposed lots meet the minimum requirements of the Zoning Ordinance, the final plat is in general conformance with the Subdivision Ordinance, and the proposed land use of the property is consistent with the Comprehensive Plan. Staff recommends approval of the final plat subject to remaining staff comments.