



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Stratford Crossing Plat 6 – Rezoning

PREPARED BY: Andy Kass AICP, Senior Planner

REPORT DATE: January 24, 2020

MEETING DATE: January 28, 2020

GENERAL INFORMATION

Applicant: Stratford Crossing, LLC

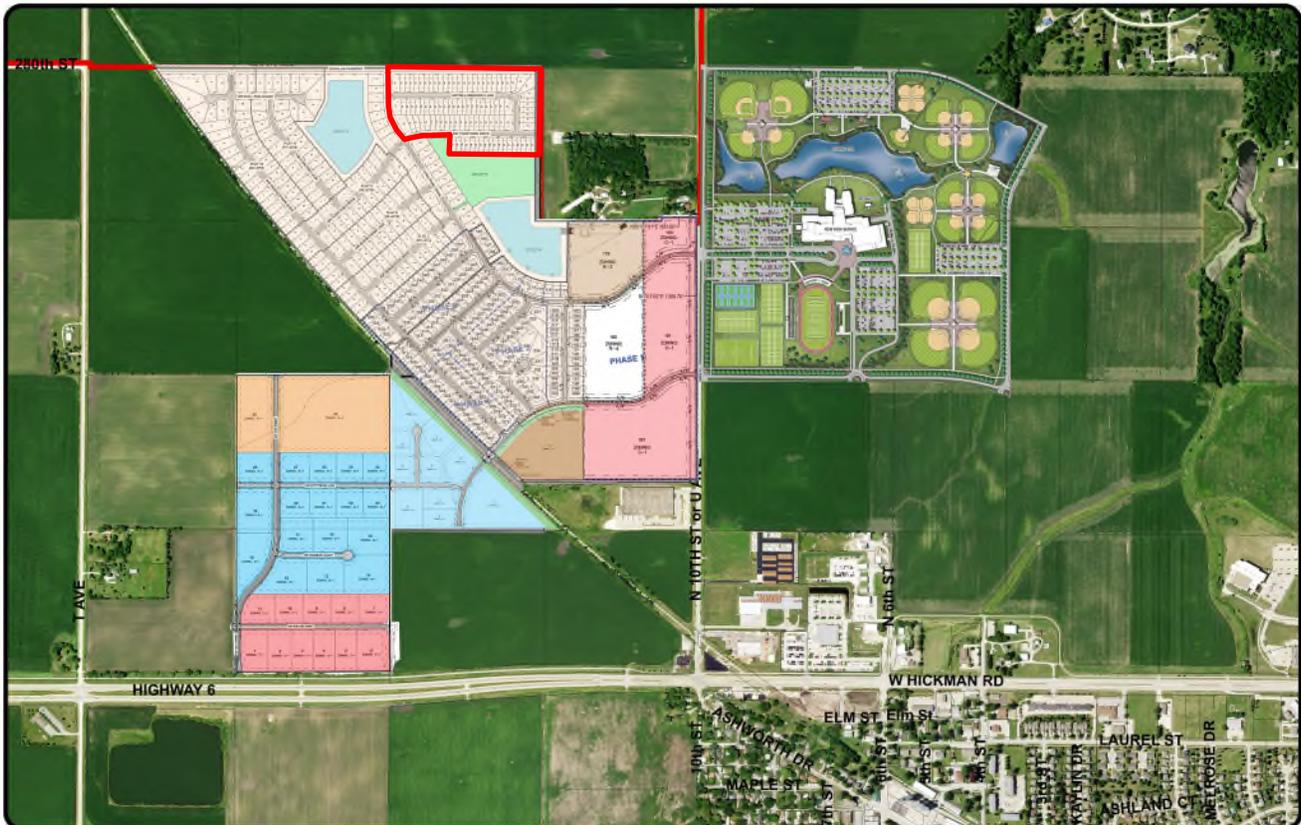
Owner: Stratford Crossing, LLC

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

Request: The applicant is requesting approval of a rezoning for a residential development

Location and Size: Property is generally located north of Hickman Road and west of NW 10th Street, containing approximately 19.18 acres.

AREA MAP



ABOVE: Aerial identifying the proposed area to be rezoned (outlined in **RED**).

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Agricultural	Single Family Residential	R-2 (One & Two Family Residential District)
North	Agricultural	Single Family Residential	N/A (Dallas County)
South	Agricultural	Medium Density Residential	R-2 (One & Two Family Residential District)
East	Agricultural	Single Family Residential	N/A (Dallas County)
West	Agricultural	Single Family Residential	R-2 (One & Two Family Residential District)

BACKGROUND

The subject property is located north of Hickman Road and west of NW 10th Street encompassing a total of 19.18 acres. The applicant has submitted a rezoning request to rezoning the property from R-2 (One & Two Family Residential District) to R-2 (One & Two Family Residential District) / PD-1 (Planned Development Overlay). The applicant has submitted the necessary consent to the rezoning with consent from 69.95% from neighboring property owners of the area proposed to be rezoned. Notification to adjacent property owners was mailed on January 21, 2020. To date, staff has not received any correspondence either for or against the proposed rezoning.

PROJECT DESCRIPTION

The property was rezoned to R-2 in 2017 as part of the larger rezoning of the overall Stratford Crossing development. The preliminary plat for Stratford Crossing that was approved in 2018 identified the subject property for duplex units, which are allowed in the R-2 district. Since the initial rezoning and preliminary plat were approved, the applicant has a desire to plat the planned duplex lots as lots for small lot single family development. The original preliminary plat identified 96 lots for duplex development and the new concept identifies 97 lots for single family development. The previously proposed duplex lots complied with the standard R-2 requirements, however, the proposed single family lots require a planned development overlay due to the proposed lot width, lot area, and side yard setback. Table 1 below summarizes the requested deviations from the standard R-2 requirements.

Table 1: Standard R-2 requirements in comparison to the Planned Development.

Category	Standard R-2 (minimum)	Proposed R-2/PD-1 (minimum)
Lot Area	8,000 square feet	5,300 square feet
Lot Width	65 feet	40 feet
Side Yard Setback	15 feet total (7 feet minimum)	10 feet total (5 feet on each side)

All proposed lots within the Planned Development Overlay area meet or exceed the minimums proposed for lot width and area. In addition to the relaxed bulk regulations, the Planned Development Agreement requires the following provisions for these lots when developed:

- Minimum two car garage;
- Minimum of 1,250 square feet for a single story home;
- Prohibition of vinyl siding on single family homes;

- Adjacent lots cannot share the same building elevation;
- 15% stone, brick, or stucco on the front of the home facing the public street; and
- Two (2) trees and two (2) shrubs planted on each lot.

Elevations of the proposed homes that will be constructed within this portion of the development have been provided for review and included as part of the attached Planned Development. The square footages for the proposed homes range from 1,337 square feet to 1,857 square feet. All proposed homes are two-story homes. The homes will be for sale and the price points will likely range from \$210,000 to \$280,000 per unit.

PARKLAND

The required parkland for the overall Stratford Crossing development does not change significantly as a result of the proposed rezoning. Based on the change from duplex units to single family homes, the parkland requirement increases from 12.53-acres to 13.02-acres for the overall development. The applicant constructed a trail in previous phases of the project and will dedicate a nearly 8-acre park in future phases to satisfy parkland requirements.

COMPREHENSIVE PLAN

The subject property is classified as Single Family Residential on the Preferred Land Use Map in the comprehensive plan, Imagine Waukeee 2040. Single Family Residential is defined as traditional forms of single family housing with typical lot sizes from 8,000 square feet to .50-acre and densities from 2 to 4 units per acre.

Imagine Waukeee 2040 includes a number goals, policies, and action items for each topic included in the comprehensive plan. The following Land Use Policies (LU-P) are highlighted below due to their applicability to the requested rezoning:

LU-P 3.4: Encourage the diversification of Waukeee's housing options to meet the full lifecycle of the community's housing needs. This will enable residents to remain in the community as their housing needs change and will attract a more diverse range of new residents from a wider range of ages to move to Waukeee.

LU-P 4.2: Ensure that the density/intensity of development will be compatible with the general characteristics of the surrounding area in which development is located. Changes in density/intensity may be supported when they enhance the viability, character and livability of the area.

LU-P 6.2: Provide a mix of residential unit styles values, and densities within the same development.

STAFF ANALYSIS & RECOMMENDATION

The proposed planned development would allow for lot sizes smaller than what the Comprehensive Plan identifies as typical in the Single Family Residential land use classification. In addition, the density proposed of 5.1 units per acre is slightly higher than what is indicated to be typical of this classification. However, based on the policies described above the request complies with the intent of LU-P 3.4; 4.2, and 6.2 as the project would provide varied density, price points, housing option, and will be compatible with the surrounding neighborhood.

Staff recommends approval of the rezoning for Stratford Crossing Plat 6 based on its conformance with the policies of Imagine Waukeee 2040.