



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Stratford Crossing Phase II – Preliminary Plat

PREPARED BY: Andy Kass AICP, Senior Planner

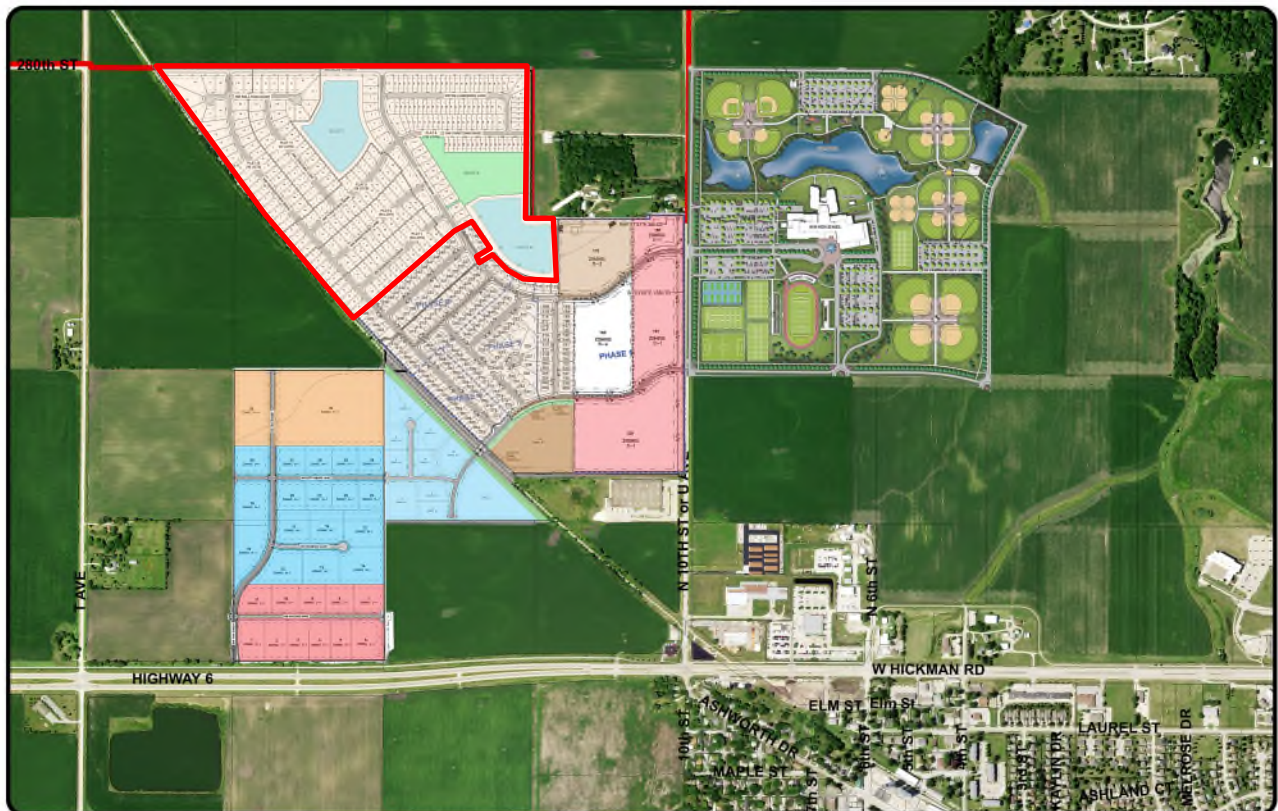
REPORT DATE: February 7, 2020

MEETING DATE: February 11, 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 preliminary 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 107.67 acres more or less.

AREA MAP



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

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	Vacant – Undeveloped	Single Family Residential	N/A
South	Stratford Crossing	Single Family Residential & Medium Density Residential	R-2 (One & Two Family Residential), R-2 (One & Two Family Residential) / PD-1 (Planned Development Overlay)
East	Vacant - Undeveloped	Single Family Residential & Medium Density Residential	N/A
West	Vacant – Undeveloped	Single Family Residential	A-1 (Agricultural)

HISTORY

The subject property is located within the overall Stratford Crossing neighborhood and was previously included in a preliminary plat that was approved in 2018. Since 2018, the developer has completed the first four (4) plats of Stratford Crossing and has submitted a rezoning request to rezone approximately 20-acres on the remaining undeveloped portion for which the Commission recommended approval for at their meeting on January 28, 2020. The proposed preliminary plat has modified the original preliminary plat slightly to reflect the rezoning and the removal of some lots that were originally proposed to be on a cul-de-sac street.

PROJECT DESCRIPTION

LOTS

The preliminary plat identifies a total of 283 lots that are intended for single family residential development. All lots are zoned R-2 and comply with the minimum requirements of the R-2 zoning district. Lots 41 – 137 is the area currently in the process of being rezoned. Tables 1 and 2 below summarize the requirements of the R-2 and R-2/PD-1 districts.

Table 1: R-2 Zoning District Bulk Regulations

Category	Standard R-2 (minimum)
Lot Area	8,000 square feet
Lot Width	65 feet
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	15 feet (total)

Table 2: R-2/PD-I Zoning District Bulk Regulations

Category	R-2/PD-I (minimum)
Lot Area	5,300 square feet
Lot Width	40 feet
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	10 feet (total)

STREETS AND TRAIL

The preliminary plat identifies extensions of a number of streets that were previously identified on the preliminary plat that was approved in 2018. The only change from the original preliminary plat is the elimination of a cul-de-sac that was proposed off of NW Concord Lane.

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

UTILITIES

Utilities will be extended to service the proposed plat as part of future public improvements. Sanitary sewer and public water main will be extended from the east to service the individual lots. Storm water detention will be provided within Outlot X. Outlot X will be owned and maintained by the homeowners association.

EASEMENTS

All proposed easements have been indicated on the preliminary plat. Landscape buffer easements have been indicated on the lots that are adjacent to the future extensions of NW Douglas Parkway.

STAFF RECOMMENDATION

All proposed lots meet the minimum requirements of the Zoning Ordinance, the preliminary 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 preliminary plat subject to remaining staff comments and completion of the rezoning for Lots 41 – 137.