

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Stratford Crossing Flats – Preliminary Plat, Site Plan and Final Plat

PREPARED BY: Melissa DeBoer, AICP – Senior Planner

REPORT DATE: April 9, 2020

MEETING DATE: April 14, 2020

GENERAL INFORMATION

Owner / Applicant:

Element 119

Project Manager:

Jared Murray, PE, Civil Design Advantage

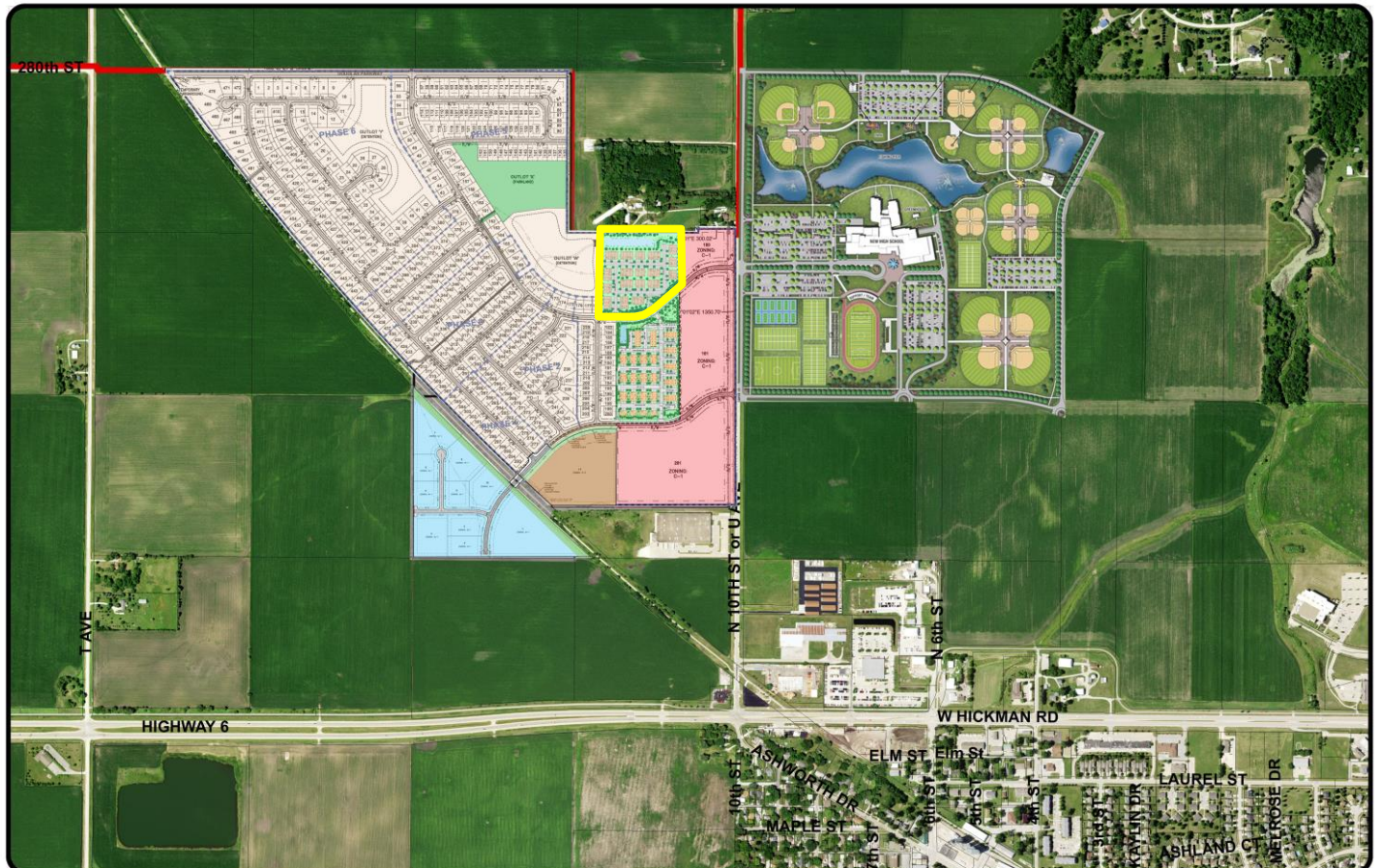
Request:

The applicant is requesting approval of a preliminary plat, site plan and final plat for a multi-family townhome development.

Location and Size:

Property is located north of Hickman Road and west of N 10th Street, containing approximately 8.87 acres.

AREA MAP



ABOVE: Aerial of subject property (outlined in **YELLOW**) in relation to the surrounding area.

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Medium Density Residential	R-3 (Multi-Family Residential District)
North	Agriculture	N/A – Dallas County	N/A – Dallas County
South	Townhomes	Medium Density Residential	R-4 (Row Dwelling and Townhome Dwelling District)
East	Vacant – Undeveloped	Medium Density Residential	C-1 (Community and Highway Service Commercial District)
West	Single-Family Residential / Parkland	Single Family Residential / Open Space	R-2 (One and Two Family Residential District)

BACKGROUND

The subject property was originally platted as Outlot ‘Z’ of Stratford Crossing Plat I. The property was zoned R-3, Multi-Family Residential District, with the overall rezoning for the Stratford Crossing development. The R-3 zoning district allows for the development of townhomes, which is what is proposed with this project.

PROJECT DESCRIPTION

The project includes a total of 18 townhome buildings with a total of 65 townhome units for the entire site. Each unit accounts for one lot for a total of 65 corresponding lots. The buildings range between three or four units per building. There are 7 three-plex buildings and 11 four-plex buildings. The lots range in size from about 2,000 – 2,500 square feet. The units are intended to be owner occupied.

The project will be completed in two phases. Phase 1 includes the southern portion of the site. This phase includes a total of 8 townhome buildings (29 units). Phase 2 includes the northern portion of the site – 10 townhome buildings (36 units). The utilities and paving will also be completed in the two different phases. The detention pond already exists.

The final plat identifies the 65 townhome lots as well as Outlot ‘Y’ and Outlot ‘Z’. Outlot ‘Y’ is all of the common areas, including the private streets, and Outlot ‘Z’ is the detention area at the north of the site. Both outlots will be owned and maintained by the homeowner’s association.

One monument sign is proposed at the east entrance to the site.

ACCESS AND PARKING

Two accesses are provided to this site off of NW Stratford Drive. All streets interior to the site will be privately owned and maintained by the townhome homeowner’s association.

A total of 143 parking spaces are required for this project (1 space per 5 units for visitor parking, plus 2 spaces per unit) and a total of 274 spaces are provided, including 1 accessible parking stall. This includes 2 attached garage spaces per unit.

SIDEWALKS/TRAILS

A five-foot wide, public sidewalk will be constructed along the north side of NW Stratford Drive. Five-foot wide, private sidewalks are shown throughout the development in order to provide internal pedestrian access as well as provide access to and from the sidewalk located along the public street.

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 detention basin located on the north side 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 45%.

This project includes 25-foot landscape buffers along both the west and south sides 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 reveal siding, board and batten siding, stone veneer, asphalt shingles, and cedar details. All buildings are single-story and each unit includes a two-car garage. There are several color palettes proposed in different shades of gray and white. Elevations of the proposed buildings have been provided for review along with 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 Comprehensive Plan classifies the subject property as Medium Density Residential. The Medium Density Residential classification provides for a variety of attached side by side townhome and row home products. 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.