



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Stratford Crossing Plat 5 – Final Plat

PREPARED BY: Andy Kass AICP, Senior Planner

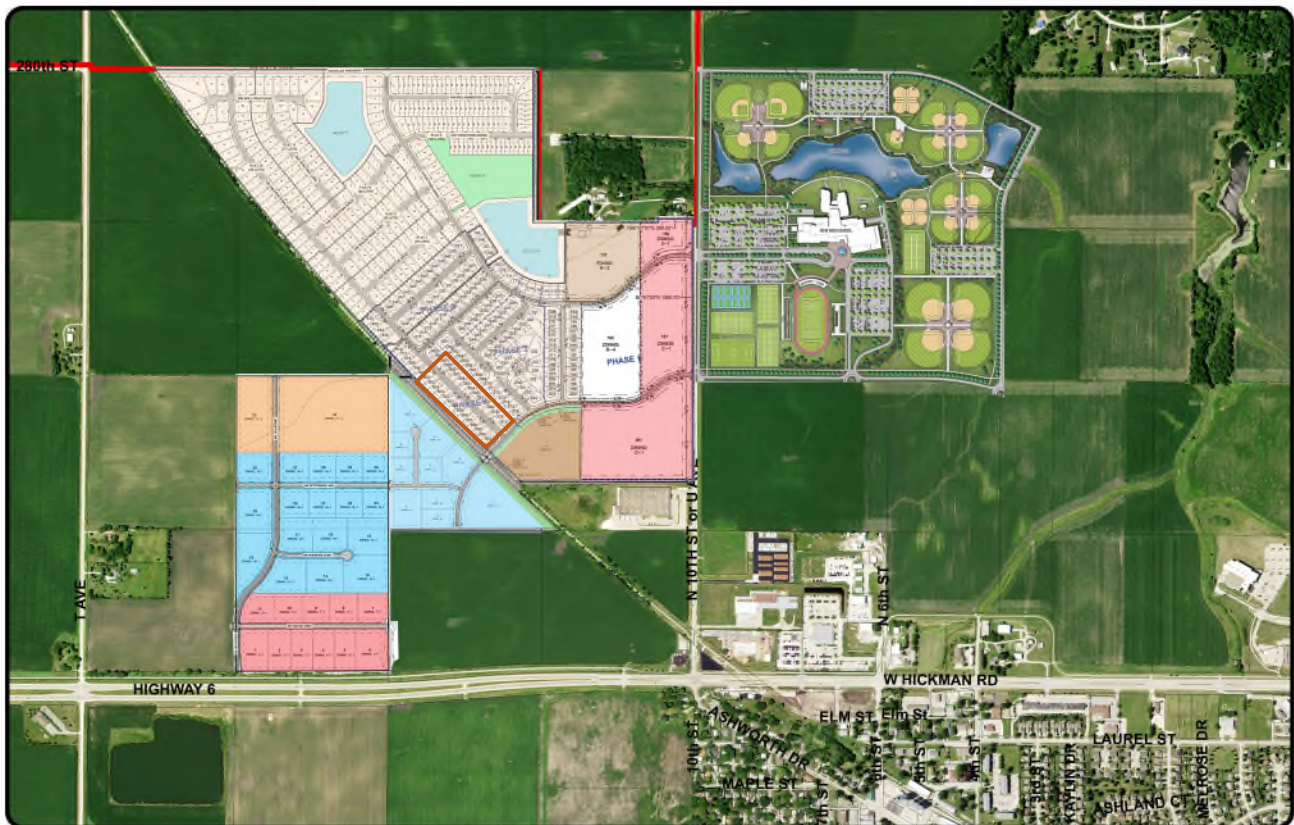
REPORT DATE: May 8, 2020

MEETING DATE: May 12, 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 final plat for a single family residential subdivision.
Location and Size:	Property is generally located north of Hickman Road and west of N. 10 th Street containing approximately 6.55 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	Medium Density Residential / Light Industrial Office	R-2 (One & Two Family Residential) / PD-1 (Planned Development Overlay)
North	Stratford Crossing Plats 2 & 3	Medium Density Residential	R-2 (One & Two Family Residential) / PD-1 (Planned Development Overlay)
South	Stratford Crossing Plat 4	Medium Density Residential / Light Industrial Office	M-1 (Light Industrial District)
East	Vacant – Undeveloped	Light Industrial Office	R-3 (Multi-Family Residential District)
West	Stratford Crossing Plat 4	Medium Density Residential	M-1 (Light Industrial District)

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 indicates a total of 28 lots for single family residential development. The lots 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. The lots range in size from 7,437 square feet to 12,854 square feet. Table I below summarizes the minimum requirements for the lots within the plat. All lots meet the requirements of the zoning district.

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

Category	R-2 / PD-1
Lot Area	7,150 SF
Lot Width	55 feet
Side Yard Setback	10 feet total (5 feet minimum)
Front Yard Setback	30 feet
Rear Yard Setback	30 feet

In addition to the standard bulk regulations, the following requirements within the Planned Development Agreement are applicable to lots 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

An extension of NW Georgetown Drive has been constructed to provide access to the lots. Five-foot wide sidewalks will be constructed along both sides of the streets throughout the plat with individual lot development.

UTILITIES

Utilities have been extended to provide service to each lot. 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.

STAFF RECOMMENDATION

Staff recommends approval of the final plat for Stratford Crossing Plat 5 subject to remaining staff comments, review of the legal documents, and completion of public improvements.