



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Stratford Crossing – Rezoning

**PREPARED BY:** Andy Kass AICP, Senior Planner

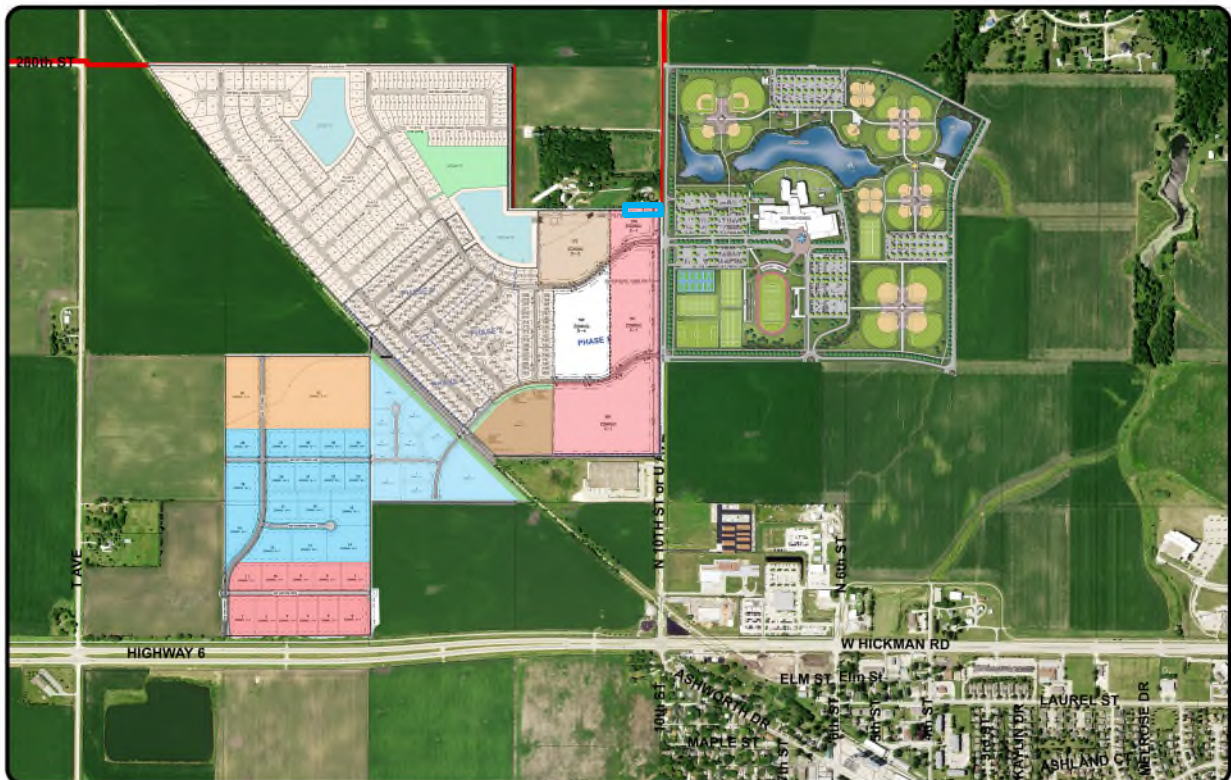
**REPORT DATE:** June 19, 2020

**MEETING DATE:** June 23, 2020

### GENERAL INFORMATION

<b>Applicant:</b>	Stratford Crossing, LLC
<b>Owner:</b>	Stratford Crossing, LLC
<b>Owner’s Representative:</b>	Erin Ollendike, P.E. – Civil Design Advantage
<b>Request:</b>	The applicant is requesting approval of a rezoning for a commercial development.
<b>Location and Size:</b>	Property is generally located north of Hickman Road and west of NW 10 <sup>th</sup> Street, containing approximately 0.18-acres.

### AREA MAP



**ABOVE LEFT:** The area outlined in **BLUE** is proposed to be zoned C-1.

## LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Open Space	A-1 (Agricultural District)
North	Vacant – Undeveloped	Open Space	A-1 (Agricultural District)
South	Vacant – Undeveloped	Open Space	C-1 (Community & Highway Service Commercial District)
East	Future High School and Sports Complex	Institutional	A-1 (Agricultural District)
West	Existing Farm	Open Space	A-1 (Agricultural District)

## BACKGROUND & PROJECT DESCRIPTION

The subject property is located north of Hickman Road and west of NW 10<sup>th</sup> Street. The property was intended to be rezoned with the original zoning for the Stratford Crossing development in 2017, however, at that time it could not be incorporated into the rezoning request because it was not within the corporate limits of the city. Annexation of the 0.18 –acre parcel was recently completed and the developer now request that the property be zoned C-1 so that it can be combined with Outlot Y of Stratford Crossing Plat I. There is no planned development or user for Outlot Y at this time.

Notification to adjacent property owners was mailed on June 15, 2020. To date, staff has not received any correspondence either for or against the proposed rezoning.

## STAFF RECOMMENDATION

Staff recommends approval of the request based on its consistency with the adjoining zoning.