

## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Fareway Stratford Crossing / Stratford Commercial Plat 1 – Preliminary Plat, Final Plat, & Site Plan

**PREPARED BY:** Andy Kass, AICP, Community Development Director

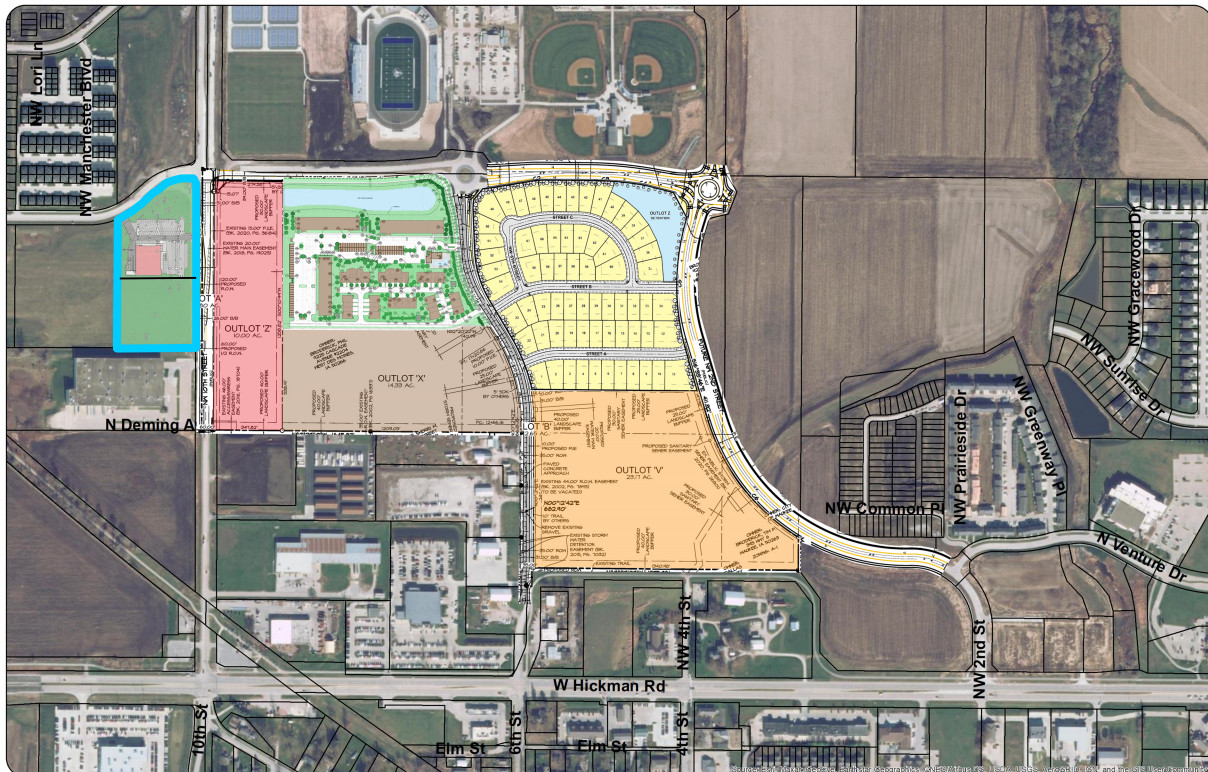
**REPORT DATE:** February 4, 2022

**MEETING DATE:** February 8, 2022

### GENERAL INFORMATION

- Applicant:** Fareway Stores, Inc.
- Owner:** Stratford Crossing, LLC
- Owner's Representative:** Erin Ollendike, P.E. – Civil Design Advantage
- Request:** The applicant is requesting approval of a preliminary plat, final plat, and site plan for a commercial development.
- Location and Size:** Property is generally located south of NW Sunrise Drive and west of NW 10<sup>th</sup> Street, containing approximately 7.12-acres.

### AREA MAP



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

## LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Light Industrial Office	C-1 (Community and Highway Service Commercial District)
North	Vacant – Undeveloped	Medium Density Residential	C-1 (Community and Highway Service Commercial District)
South	Industrial	Light Industrial Office	M-1A (Limited Industrial District)
East	Vacant – Undeveloped	Medium Density Residential	C-1 (Community and Highway Service Commercial District)
West	Vacant – Undeveloped	Light Industrial Office	C-1 (Community and Highway Service Commercial District)

## HISTORY

The subject property is located south of NW Sunrise Drive and west of NW 10<sup>th</sup> Street. The property is approximately 7.12-acres in area. The lot was originally platted as a part of Outlot W of Stratford Crossing Plat I.

## PROJECT DESCRIPTION

The project involves the construction of a 21,353 square foot Fareway grocery store. In addition to the proposed building, a loading dock and trash enclosure are shown on the west side of the building. A seasonal greenhouse area is shown within the parking area on the north side of the building. There is a small area on the northeast side of the site where a small commercial building could be located in the future, however, there are no plans for that at this time. The applicant has chosen to extend pavement and utilities to that area in the event a future building is constructed. The location of the building meets all requirements of the C-1 district.

**Table 1: Bulk Regulations for the C-1 District**

Category	C-1 (minimum)
<b>Lot Area</b>	No Minimum
<b>Lot Width</b>	No Minimum
<b>Front Yard Setback</b>	30 feet
<b>Rear Yard Setback</b>	30 feet
<b>Side Yard Setback</b>	No Minimum

The preliminary plat and final plat identify the creation of one (1) lot and one (1) outlot. Lot is shown to be 3.91-acres in area and Outlot Z is shown to be 3.19-acres in area. The proposed lots meet the requirements of the C-1 district.

## ACCESS AND PARKING

Access to the property is provided from NW Sunrise Drive and NW 10<sup>th</sup> Street. The access from NW Sunrise Drive will be a full access and the access from NW 10<sup>th</sup> Street will be a right-in/right-out access.

Sidewalks will be extended along NW Sunrise Drive and NW 10<sup>th</sup> Street. A sidewalk connection into the site is provided from NW 10<sup>th</sup> Street.

A total of 86 parking spaces are required for the grocery store and the site plan identifies 115 parking spaces.

### **UTILITIES**

The developer of Stratford Crossing extended utilities throughout the plat, however, since this is only a portion of the existing platted lot, the applicant will need to make extensions of sanitary sewer and water main to the proposed lot and outlot. Stormwater detention will be provided within a dry bottom detention basin on the north side of the site.

### **LANDSCAPING & OPEN SPACE**

The C-1 zoning district requires 20% open space. The site plan shows that 45% open space is being provided on the site. A landscape buffer is required on the north side of the site.

### **ELEVATIONS**

Elevations of the proposed grocery store have been provided by the applicant. Proposed materials include brick, glazing, and metal paneling.

### **STAFF RECOMMENDATION**

The site plan is in general conformance with the Zoning Ordinance, Subdivision Ordinance, Site Plan Ordinance, and Comprehensive Plan. Staff recommends approval of the preliminary plat, final plat, and site plan subject to remaining staff comments and review of the legal documents.