



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Stratford Crossing Plat 10 – Final Plat

PREPARED BY: Andy Kass AICP, Community Development Director

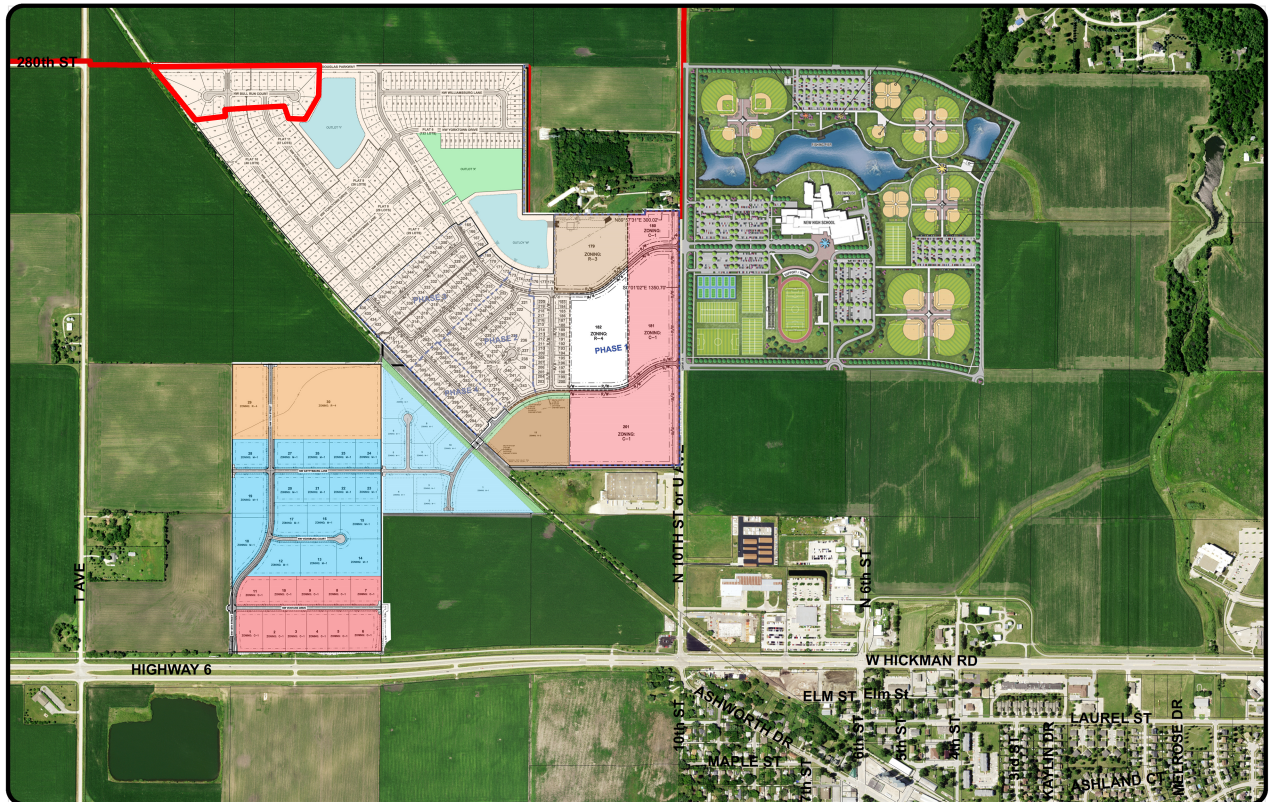
REPORT DATE: April 8, 2022

MEETING DATE: April 12, 2022

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. 10th Street containing approximately 12.78 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	Stratford Crossing Plat 6 & 7	Single Family Residential	R-2 (One & Two Family 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	Stratford Crossing Plats 2, 3, & 5	Single Family Residential	R-2 (One & Two Family Residential) & R-2 (One & Two Family Residential) / PD-1 (Planned Development Overlay)
West	Vacant - Undeveloped	Single Family Residential	R-2 (One & Two Family Residential)

HISTORY

The subject property is located north of Hickman Road and west of NW 10th Street within the Stratford Crossing neighborhood.

PROJECT DESCRIPTION

LOTS

The final plat indicates a total of 22 lots for single family residential development. The lots range in size from 11,625 square feet to 41,495 square feet. All lots meet or exceed the minimum requirements of the R-2 district. Table I below summarizes the minimum requirements for the lots within the plat.

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

Category	R-2
Lot Area	8,000 SF
Lot Width	65 feet
Side Yard Setback	15 feet total (7 feet minimum)
Front Yard Setback	30 feet
Rear Yard Setback	30 feet

STREETS AND TRAILS

Extensions of NW Georgetown Drive, NW Bull Run Court, and NW Douglas Parkway are currently under construction. 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

Parkland dedication was satisfied with previous plats.

STAFF RECOMMENDATION

Staff recommends approval of the final plat for Stratford Crossing Plat 10 subject to remaining staff comments, review of the legal documents, and completion of public improvements.