

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Stratford Pointe Plat 1 – Preliminary Plat, Final Plat, & Site Plan

PREPARED BY: Andy Kass, AICP, Senior Planner

REPORT DATE: June 24, 2022

MEETING DATE: June 28, 2022

GENERAL INFORMATION

Applicant:

Town & Country Manor Development Co.

Owner:

IRHC, LLC

Owner's Representative:

Erin Ollendike, P.E. – Civil Design Advantage

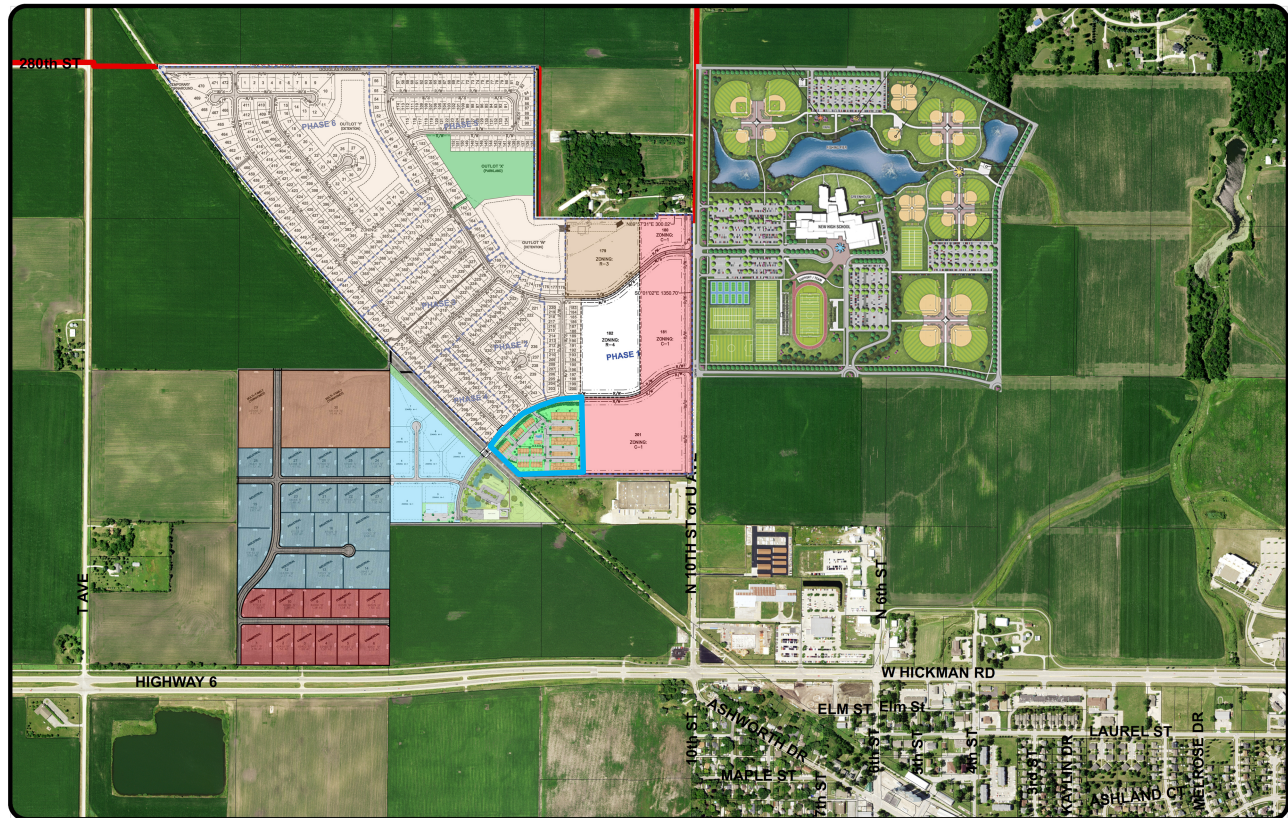
Request:

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

Location and Size:

Property is generally located south NW Sunrise Drive and west of NW 10th Street containing approximately 8.33-acres more or less.

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	R-3 (Multi-Family Residential)
North	Stratford Crossing Plat 2	Medium Density Residential	R-2/PD-1 (One & Two Family Residential) / (Planned Development Overlay)
South	Kinship Brewing & Quad Graphics	Light Industrial Office	M-1/PD-1 (Light Industrial)/(Planned Development Overlay) & M-1 (Light Industrial)
East	Vacant – Undeveloped	Light Industrial Office	C-1 (Community & Highway Service Commercial District)
West	Stratford Crossing Plat 2	Medium Density Residential	R-2/PD-1 (One & Two Family Residential) / (Planned Development Overlay)

HISTORY

The subject property is located within the Stratford Crossing development. The property was rezoned in 2017 as part of the overall Stratford Crossing neighborhood. The applicant has submitted a preliminary plat, final plat, and site plan for townhome and multi-family residential development on Outlot Z of Stratford Crossing Plat 4.

The Planning & Zoning Commission previously reviewed and recommended approval of this project in early 2021, however, the project was put on hold for a brief period. The applicant has made some minor revisions to the plan set and the lot layout which is why it is before the Commission again for consideration.

PROJECT DESCRIPTION

The project involves the construction of three (3) apartment buildings, one (1) clubhouse, and seven (7) townhome/rowhome buildings. Each apartment building is shown to be three stories with a total of 39 units per building. Building footprints are shown to be 13,800 square feet in area. Four (4) garage buildings are shown on the site plan that will provide 68 spaces for indoor parking. The clubhouse is a two-story building that will have three (3) apartment units located within it on the second floor. The clubhouse is shown to have a 2,250 square feet footprint. To the west of the clubhouse, a pool and dog park will be constructed for resident use. A total of 149 apartment units are proposed. Trash enclosures for residents of the apartment units will be provided next to Building #1 and north of Building #3. All units will be for lease.

Four (4) of the proposed townhome/rowhome buildings are shown to have four (4) units per building. One (1) building is shown to have five (5) units. Building footprints will range from 4,460 square feet to 5,575 square feet. The proposed townhome/rowhome buildings are two story buildings. Each unit will have an attached two-car garage. Each townhome unit will have its own trash and recycle bins. All units will be for lease.

The preliminary plat and final plat indicate that the property is to be platted into one 8.33-acre lot. Lot I meets the minimum requirements of the R-3 zoning district.

Table 1: Bulk Regulations for the R-3 District

Category	R-3 (minimum)
Lot Area	750 square feet per unit
Lot Width	75 feet
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	15 feet
Maximum Density	18 units/acre

ACCESS AND PARKING

Access to the property is shown to be provided from two points off NW Sunrise Drive. All streets internal to the site will be privately owned and maintained. Each private street is 26-feet in width, which meets the minimum requirement for a private street.

A five-foot public sidewalk will be constructed along NW Sunrise Drive. Internal to the site a five-foot sidewalk is shown along one side of each street to allow for pedestrian movements within the development.

A total of 213 parking spaces are required for the overall development. The site plan indicates 213 parking spaces will be provided across the site.

UTILITIES

Sanitary sewer and water services were extended to the property as part of the overall Stratford Crossing improvements. Extensions of private sewer and water main will be installed as part of this project. Stormwater detention will be provided on the north side of the site. All utilities and stormwater facilities will be privately owned and maintained.

LANDSCAPING & OPEN SPACE

The minimum required open space in the R-3 District is 20%. The site plan indicates that 39.7% open space will be provided. The required open space plantings are shown to be provided on the Landscape Plan. In addition, a 30-foot landscape buffer is required along NW Sunrise Drive. The Landscape Plan demonstrates that the required buffer plantings will be provided.

PARKLAND DEDICATION

Parkland dedication was satisfied by the original developer of Stratford Crossing.

ELEVATIONS

Elevations of the proposed buildings have been provided for review along with a color scheme plan. The proposed materials of the buildings include vinyl siding and trim, cement board siding, cast stone, and brick. The applicant has provided two color schemes for the townhome buildings.

LIGHTING PLAN

The applicant has provided a lighting plan for the project that meets the Site Plan ordinance requirements. The applicant intends to provide pole mounted lights along the private streets and parking areas.

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.