



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Stratford Crossing Plat 11 – Final Plat

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

**REPORT DATE:** October 7, 2022

**MEETING DATE:** October 11, 2022

### GENERAL INFORMATION

**Applicant:** Stratford Crossing, LLC

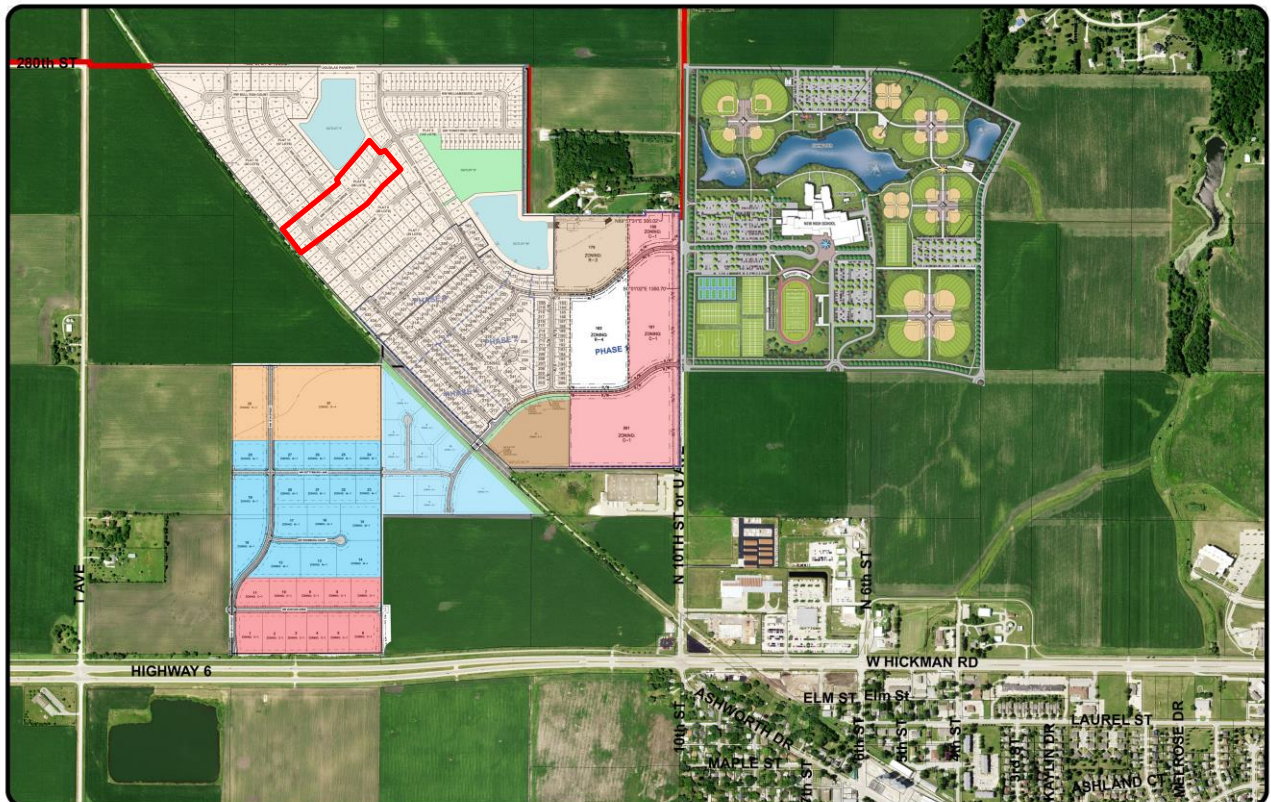
**Owner:** Stratford Crossing, LLC

**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 NW 10<sup>th</sup> Street, containing approximately 8.50-acres.

### 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)
North	Stratford Crossing	Single Family Residential	R-2 (One & Two Family Residential) & R-2 (One & Two Family Residential) / PD-1 (Planned Development Overlay)
South	Stratford Crossing	Medium Density Residential & Light Industrial Office	M-1 (Light Industrial District)
East	Stratford Crossing	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	A-1 (Agricultural District)

**HISTORY**

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

**PROJECT DESCRIPTION**

**LOTS**

The final plat identifies 27 lots that are intended for single-family residential development. The lots range in size from 9,706 square feet to 13,285 square feet in area. All lots meet the minimum R-2 district requirement of 65-feet in width.

**Table 1: Standard R-2 requirements.**

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

**STREETS AND TRAIL**

Access to the proposed lots will be provided by public streets, NW Yorktown Drive and NW Concord Lane, or NW Georgetown Drive. A 5-foot sidewalk will be required to be constructed along each lot as they are developed.

**UTILITIES**

Each lot will be served with public utilities.

**EASEMENTS**

All proposed easements have been indicated on the final plat.

**PARKLAND DEDICATION**

Parkland dedication was satisfied with previous phases of Stratford Crossing.

**STAFF RECOMMENDATION**

All proposed lots meet the minimum requirements of the Zoning Ordinance, the final plat is in general conformance with the Subdivision Ordinance, and the proposed land use of the property is consistent with the Comprehensive Plan. Staff recommends approval of the final plat for Stratford Crossing Plat II subject to remaining staff comments.