

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Stratford Pointe Plat 2 – Final Plat

PREPARED BY: Bill Mettee

REPORT DATE: February 9, 2024

MEETING DATE: February 13, 2024

GENERAL INFORMATION

Applicant:

Stratford Pointe, LLC

Owner:

Stratford Pointe, LLC

Owner's Representative:

Erin Ollendike, P.E. – Civil Design Advantage

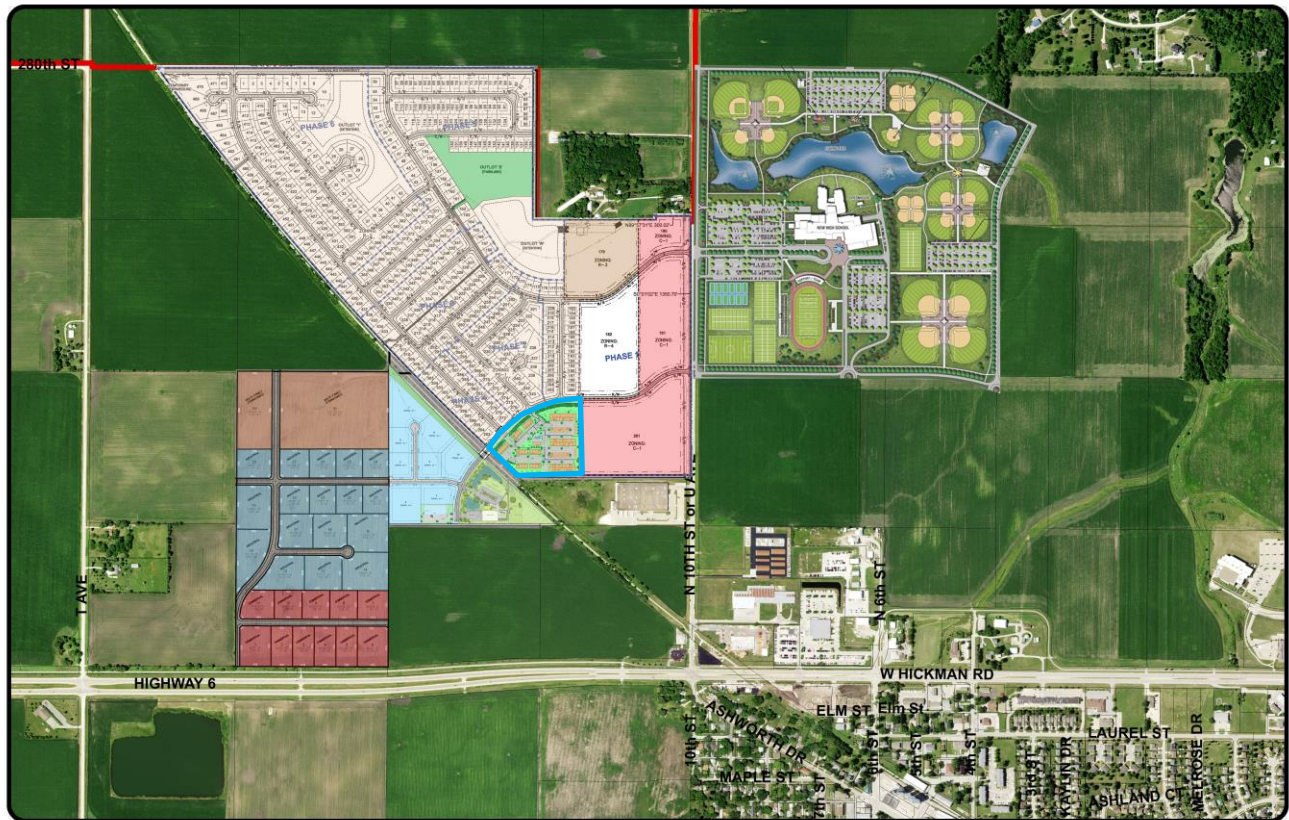
Request:

The applicant is requesting approval of a final plat 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	Stratford Pointe Townhomes and Apartments	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	R-3 (Multi-Family Residential)
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 property was previously platted as three lots in Stratford Pointe Plat 1 for townhome and apartment development.

PROJECT DESCRIPTION

The subject property is currently platted as three lots. The applicant has submitted a final plat to indicate that the property is to be replatted from three lots to two lots. Lot 1 is 3.19 acres and Lot 2 is 5.14 acres. Both lots meet 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

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 have been installed as part of the Stratford Pointe project. Stormwater detention is provided on the north side of the site. All utilities and stormwater facilities will be privately owned and maintained.

EASEMENTS

All existing easements have been indicated on the final plat, including storm sewer, sanitary sewer and gas. No new easements are proposed with this plat.

STAFF RECOMMENDATION

The final plat is in general conformance with the Zoning Ordinance, Subdivision Ordinance, and Comprehensive Plan. Staff recommends approval of the final plat for Stratford Pointe Plat 2 subject to remaining staff comments and review of the legal documents.