



**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 Plat 10	Single Family Residential	R-2 (One & Two Family Residential)
South	Stratford Crossing Plat 11	Single Family Residential	R-2 (One & Two Family Residential)
East	Vacant - Undeveloped	Single Family Residential	R-2 (One & Two Family Residential)
West	Vacant – Undeveloped	Single Family Residential	A-1 (Agricultural District)

**HISTORY**

The subject property is located within the overall Stratford Crossing neighborhood and was previously included in a preliminary plat that was approved in 2018. Since 2018, the developer has completed the first 11 plats of Stratford Crossing. The two remaining plats to record are Stratford Crossing Plats 12 and 13. The proposed preliminary plat for Phase III has modified the Phase II preliminary plat slightly to reflect the addition of two lots to Stratford Crossing Plat 13.

**PROJECT DESCRIPTION**

**LOTS**

The preliminary plat identifies a total of 286 lots that are intended for single family residential development. All lots are zoned R-2 or R-2 / PD-1 and comply with the minimum requirements of the respective zoning districts. Tables 1 and 2 below summarize the requirements of the R-2 and R-2/PD-1 districts. All lots have been platted with the exception of Plat 12 and Plat 13. The only change to this preliminary plat is the addition of two lots to Plat 13. The developer has revised the original lot sizes to accommodate the addition of two lots. Stratford Crossing Plats 12 and 13 are both zoned standard R-2.

**Table 1: R-2 Zoning District Bulk Regulations**

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

**Table 2: R-2/PD-I Zoning District Bulk Regulations**

<b>Category</b>	<b>R-2/PD-I (minimum)</b>
<b>Lot Area</b>	5,300 square feet
<b>Lot Width</b>	40 feet
<b>Front Yard Setback</b>	30 feet
<b>Rear Yard Setback</b>	30 feet
<b>Side Yard Setback</b>	10 feet (total)

**STREETS AND TRAIL**

The preliminary plat identifies extensions of two streets: NW Georgetown Drive and NW Concord Lane. NW Georgetown Drive is the street applicable to this project. Five foot wide sidewalks will be installed as each lot is developed.

**UTILITIES**

Utilities will be extended to service the proposed plat as part of future public improvements. Sanitary sewer and public water main will be extended to service the individual lots. Storm water detention is being provided within Outlot X. Outlot X is owned and maintained by the homeowners association.

**EASEMENTS**

All proposed easements have been indicated on the preliminary plat.

**STAFF RECOMMENDATION**

All proposed lots meet the minimum requirements of the Zoning Ordinance, the preliminary 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 preliminary plat for Stratford Crossing Phase III subject to remaining staff comments.