

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)
South	Vacant – Undeveloped & Future New Waukeee Public Safety Building	Single Family Residential	A-1 (Agricultural District) & R-3 (Multi-Family Residential District)
East	Stratford Crossing	Single Family Residential	R-2 (One & Two Family Residential)
West	Vacant – Undeveloped & Future New Waukeee Public Safety Building	Single Family Residential	A-1 (Agricultural District) & R-3 (Multi-Family Residential District)

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 identifies 33 lots that are intended for single-family residential development. The lots range in size from 8,981 square feet to 19,331 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
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 TRAIL

Access to the proposed lots will be provided by the public street, 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 DEDCIATION

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 13 subject to remaining staff comments and review of the legal documents.