



**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	Stratford Crossing	Single Family Residential	R-2 (One & Two Family Residential)
East	Stratford Crossing	Single Family Residential	R-2 (One & Two Family Residential)
West	Stratford Crossing	Single Family Residential	R-2 (One & Two Family Residential)

**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 25 lots that are intended for single-family residential development. The lots range in size from 9,652 square feet to 12,065 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 the public street, NW Concord Lane. 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 12 subject to remaining staff comments and review of the legal documents.