



REPORT TO:
STILLWATER PLANNING COMMISSION No. PZ-17-2163

ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

Date of Meeting: February 7, 2017

Subject: Final Plat: Oakdale Park, 2nd Section

Purpose of Report: The applicant requests review and approval of a Final Plat for property addressed as 1299 N Jardot Rd to create 38 residential lots and one outlot for drainage.

Background: A preliminary plat for Oakdale Park was approved in 2005. A portion of the area in the preliminary plat was final platted in 2006 as Oakdale Park, First Section. The applicant submitted improvement plans for the roads, sewer, and water extensions for an addition to Oakdale Park in 2016. The improvements are now complete.

The applicant has filed both a revised preliminary plat and the 2nd section final plat for concurrent review.

Application Processing Information:

Applicant/Owner – Jay Albright, Albright Living Trust

Notice – Not required for a Final Plat

Assigned Planner – Tom Coots, Planner 1

Processing Track:

Submittal Date – January 18, 2017

Planning Commission – February 7, 2017

City Council - February 13, 2017

Project/Site Design Data/Details:

Zoning – RSS, Residential Small-lot Single-family, Sec 23.137

Existing Use – Undeveloped

Proposed Use – Residential

Lot – 38 residential lots, one outlot for drainage

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The final plat includes the extension of E Will Rogers Dr, as well as new sections of N Henderson Dr and N Penn Ct, all local streets.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: Sidewalks are required.
- Water Service: City water service is available.
- Sanitary Sewer Service: City sewer service is available.
- Electric: City electric service is available.
- Engineering/Drainage: The drainage plans are approved. All street, water, and sewer infrastructure is constructed and inspected.

Applicable City Plans/Policies:

The C³ Plan: Low-Density residential (Page 10-8)

Discussion: The proposed final plat meets all requirements for lot size, zoning, access, utilities, etc. The plat is the same design as shown on the revised preliminary plat.

Findings:

1. The Final Plat meets all zoning and subdivision requirements.
2. The Final Plat is the same design as the revised preliminary plat.

Alternatives:

1. Accept findings and recommend that the City Council approve the proposed Final Plat as presented.
2. Find that the Final Plat is not in conformance with the Comprehensive Plan, the approved preliminary plat, and/or city regulations and do not recommend that the City Council approve the Final Plat.

Prepared by:	Tom Coots, Planner I
Reviewed by:	Paula J. Dennison, Development Services Director
Date of Preparation:	January 27, 2017
Attachments:	Area Map, Preliminary Plat, Final Plat
Map Designation:	NE