



REPORT TO:
STILLWATER PLANNING COMMISSION No. PZ-17-2164

ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

Date of Meeting: February 7, 2017

Subject: Preliminary Plat: Oakdale Park, 2nd Section

Purpose of Report: The applicant requests review and approval of a Preliminary Plat at 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.

Sec 23.63 (g) of the Land Development Code requires that a final plat be submitted within two years of approval of the preliminary plat. The previously approved preliminary plat is considered to be expired, as more than two years have passed since both approval of the preliminary plat and the filing of a final plat for a portion of the preliminary plat.

In addition, substantial changes from the previously approved preliminary plat, including a small decrease in lots and the addition of a street connection, requires the review of a new preliminary plat.

The applicant has filed both the revised preliminary plat and final plat for concurrent review.

Application Processing Information:

Applicant/Owner – Jay Albright, Albright Living Trust
Notice – Notice provided to all property owners within 300 feet.
Assigned Planner – Tom Coots, Planner 1

Processing Track:

Submittal Date – January 18, 2017
Planning Commission – February 7, 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 preliminary 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 preliminary plat meets all requirements for lot size, zoning, access, utilities, etc. The revised plat provides for an additional connection to the south.

Findings:

1. Preliminary plats must be active for final plat to be approved based upon the preliminary.
2. The original preliminary plat approval expired due to inactivity.
3. The proposal has substantive changes to the transportation system.
4. The revised preliminary plat meets all zoning and subdivision requirements.

Alternatives:

1. Accept findings and approve the proposed preliminary plat as presented.
2. Find that the preliminary plat is not in conformance with the Comprehensive Plan or city regulations and deny the request.
3. Find that additional information or discussion is needed prior to making a recommendation and table the request to a certain date. The plat must be acted upon within 60 days of this hearing.

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, 2005 Preliminary Plat
Map Designation:	NE