



REPORT TO:
STILLWATER PLANNING COMMISSION No. PZ-17-2199
ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

Date of Meeting: June 6, 2017

Subject: Preliminary Plat: The Canyons

Purpose of Report: The applicant requests review and approval of a revised Preliminary Plat for The Canyons for 162 residential lots and 4 outlots.

Background: The original preliminary plat for The Canyons was approved in 2005 with 147 lots within the area of the proposed revised plat. Four final plats have been filed for The Canyons development since then. The applicant requests approval of a preliminary plat for a portion of the remaining undeveloped land which the applicant has purchased from the original developer. The revised plat also includes 15 additional lots by reducing the size of the lots from the original plat.

Application Processing Information:

Applicant/Owner – Tradan Development, LLC
Notice – Letters mailed to property owners within 300 feet
Assigned Planner – Tom Coots, Planner 1

Processing Track:

Submittal Date – May 8, 2017
Planning Commission – June 6, 2017

Project/Site Design Data/Details:

Zoning – RSS, Residential Small-lot Single-family
Existing Use – Undeveloped
Proposed Use – Residential, single-family
Lot – 162 lots, ranging in size from 6,600 sq. ft. to 11,353 sq. ft.

Adequate Public Facilities Findings/Improvements:

- **Streets/Traffic:** The plat indicates that a new street would provide access from Burriss Rd, a section line road, increasing the connectivity of the entire development. All interior streets are proposed to be local streets.
- **Transit Facilities/Bike Lanes or Trails/Sidewalks:** Sidewalks would be located on the interior streets and along Burriss Rd.
- **Water Service:** City water service is available. A water and sewer analysis was submitted and reviewed. At this, until detailed analyses for each final plat is submitted, it appears that the water pressure and sewer capacity is adequate.
- **Sanitary Sewer Service:** City sewer service is available.
- **Electric:** City electric service is available.
- **Engineering/Drainage:** The preliminary drainage study has been reviewed and accepted. A final drainage plan and improvement plans will be required prior to the Final Plat.

Applicable City Plans/Policies:

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

Discussion: The revised preliminary plat is essentially the same layout as the original from 2005. The applicant did increase the number of lots from 147 to 162, an increase of 15 lots.

The plat does include two cul-de-sacs which exceed 500 feet in length, as was included in the original plat. Section 37.134 (e) of the city code states that a cul-de-sac *should* not exceed 500 feet in length. East Copper Canyon Ave and the west end of Sapphire Ct are approximately 550 feet in length. The Planning Commission should review the two cul-de-sacs to determine if they should be permitted to exceed 500 feet. Staff worked with the engineer to determine if the length of the cul-de-sacs was easily addressed, however, the engineer states the length would not be easy to reduce without losing lots. Due to the layout of the development and the amount of excess length, staff is not concerned about the length of the cul-de-sacs with this plat. The International Fire Code will require that those streets be a minimum of 26 feet in width due to the length.

Findings:

1. The proposed preliminary plat is in conformance with the C3 Plan.
2. The proposed preliminary plat is in conformance with applicable code requirements.
3. Two cul-de-sacs exceed 500 feet in length as carried forward from the original preliminary plat.
4. 15 additional lots are proposed with the revised preliminary plat.

Alternatives:

1. Accept findings and approve the proposed preliminary plat as presented.
2. Find that the preliminary plat does not conform to city codes, specify deficiencies, and table to a certain date.
3. Find that additional information or discussion is needed prior to making a recommendation and table the request to a certain date. However, action must be taken within 60 days of the public hearing.

Prepared by: Tom Coots, Planner I
Reviewed by: Paula J. Dennison, Development Services Director
Date of Preparation: June 2, 2017
Attachments: Area Map, Preliminary Plat, Original Preliminary Plat
Map Designation: NE