



REPORT TO:  
STILLWATER PLANNING COMMISSION No. PZ.17.2200

ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

**Date of Meeting:** June 6, 2017

**Subject:** Text Amendment, Platting

**Purpose of Report:** Propose amendment to the Land Development Code regulating Section 23-63 Plat/Subdivision Approval Process

**Background:** This spring, the Planning Commission discussed specific direction regarding platting, specifically the valid period of preliminary plats.

**Processing Track:**

*Planning Commission – June 6, 2017*

*City Council – June 19, 2017*

**Discussion:** The attached text amendment proposal sets forth the changes as discussed at the previous Planning Commission meetings. These changes are a proper move for the City to take, as reflected in the research that was performed utilizing other cities in Oklahoma.

With the proposed text amendment, subdivisions are assured their designs, connections to public infrastructure and layouts are retained so that the owners continue to be responsive to the market in a timely manner.

**Findings:**

1. This text amendment will not cause a safety concern throughout the community and will encourage appropriate development opportunities and themes.
2. This text amendment allows for the continued division of land with the extended valid period of a preliminary plat
3. This text amendment clarified final plat compliance with the approved preliminary plat.
4. The text amendment increases the time a final plat is to be submitted for approval.

**Alternatives:**

1. Find that the proposed text amendment is needed and recommend that the City Council approve the proposed text amendment as presented.
2. Find that the proposed text amendment is needed and recommend that the City Council approve the proposed text amendment with identified changes.

3. Find that the proposed text amendment is not needed and recommend that the City Council not approve the proposed text amendment.

**Prepared by:** Paula J. Dennison, Development Services  
**Date of Preparation:** June 1, 2017  
**Attachments:** Draft text