



REPORT TO:
STILLWATER PLANNING COMMISSION No. SUB 18-05

ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

Date of Meeting: April 17, 2018

Subject: Final Plat: Fountain Square

Purpose of Report: The applicant requests review and approval of a Final Plat for Fountain Square to create 7 commercial lots and 2 outlots at property addressed as 1409 S Western Rd.

Background: The property was developed as the Fountain Square Shopping Center in 2004. The applicant seeks to develop a second phase with the ability to sell lots for commercial uses rather than lease space. Most of the property is zoned CS, Commercial Shopping; however, a small portion is zoned A, Agriculture which contains the FEMA designated floodway and a portion leased for a cell tower.

The preliminary plat was approved by the Planning Commission in December of 2017.

Application Processing Information:

Applicant/Owner – Barry Patton of Fountain Square, LLC

Notice – Not required for a final plat

Assigned Planner – Tom Coots, Planner I

Processing Track:

Submittal Date – March 14, 2018

Planning Commission – April 17, 2018

City Council - May 7, 2018

Project/Site Design Data/Details:

Zoning – CS, Commercial Shopping and A, Agriculture

Existing Use – Commercial Shopping Center

Proposed Use – Commercial

Lot – 7 proposed commercial lots and 2 outlots

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property has frontage on Western Rd, a minor arterial.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: Western Rd is a designated bike route. A multi-modal trail is adjacent to the property. The property is served by the OSU Brown Route.
- Water Service: City water service is available. No new water lines are proposed.
- Sanitary Sewer Service: City sewer service is available. A private sewer is proposed to provide service to the southern lots.
- Electric: City electric service is available.

- **Engineering/Drainage:** The drainage study for the development has been accepted. The existing detention pond will provide stormwater control for the entire development. The property is within the FEMA designated floodplain; however, grading has been performed to physically raise the commercial lots above the floodplain elevation.

Applicable City Plans/Policies:

The C³ Plan: High-Density commercial (Page 10-8)

Discussion: The proposed plat allows for a second phase of the Fountain Square development with some shared facilities similar to the existing Fountain Square development. The property is graded and filled to remove the proposed commercial lots from the designated floodplain; however, the official FEMA documentation has not been completed.

The final plat is in conformance with the approved preliminary plat.

Findings:

1. The Final Plat is in conformance with the approved Preliminary Plat.
2. A subdivision exception was approved with the Preliminary Plat to allow some lots to not have direct frontage on a public or private street.
3. A portion of the platted area is within the FEMA designated floodplain and floodway. All floodplain development requirements apply.
4. The Final Plat continues the established development of the site.

Alternatives:

1. Accept findings and recommend that the City Council approve the proposed Final Plat as presented.
2. Find that the Final Plat does not conform to the approved preliminary plat or 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 45 days of the public hearing.

Prepared by:	Tom Coats, Planner I
Reviewed by:	Paula J. Dennison, Development Services
Date of Preparation:	April 10, 2018
Attachments:	Area Map, Final Plat
Map Designation:	SW