



REPORT TO:
STILLWATER PLANNING COMMISSION No. SEPC 18-01

ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

Date of Meeting: June 19, 2018

Subject: Subdivision Exception: Juniper Ridge, Phase II (outside city limits)

Purpose of Report: The applicant requests review and approval of a subdivision exception to reduce the design standard for the proposed private street.

Background: Juniper Ridge, Phase I was platted in 2008 with 15 lots. The property is located outside the city limits, less than ½ mile from the city limits. The terms of the Rural Water Corporation District #3, which is owned by the city, and provides water service to the proposed lots, state that any development of the property is subject to the subdivision regulations of the city. The subdivision regulations require that all lots have frontage on a public or private street. Private streets are required to be constructed to the same standards as a public street to allow for the possibility for the city to assume maintenance of the street in the future. Juniper Ridge, Phase I was permitted to be built with a private street that only met the Payne County standards because the developer had purchased enough developer taps to serve the first phase. The developer taps caused the development to be exempt from the subdivision and other requirements.

The applicant requests an exception to allow for the extension and continuation of Rutledge Drive at the same standard of street which exists in the first phase. Specifically, the applicant requests to use 5" of compacted aggregate base for up to three years, then to pave with a 3" compacted Type A base and 2" of Type B fine finish asphalt. The street would be 22 feet wide with a 38 foot wide cul-de-sac at the end of the street.

The developer built the waterline that will serve the proposed lots with the first phase. No additional public improvements or easements are needed to serve the proposed second phase.

Application Processing Information:

Applicant/Owner – Jim Rutledge
Notice – Not required for subdivisions outside city limits
Assigned Planner – Tom Coats, Planner I

Processing Track:

Submittal Date – June 6, 2018
Planning Commission – June 19, 2018

Project/Site Design Data/Details:

Zoning – Payne County, not applicable
Existing Use – Vacant, undeveloped
Proposed Use – 15 lot residential development

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The development is accessed from Sangre Road, a local street, via Rutledge Drive, a private local street.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: None
- Water Service: City water service is available via the Rural Water Corporation District #3 waterlines, which are owned and operated by the city.
- Sanitary Sewer Service: The lots would utilize on-site wastewater systems.
- Electric: City electric service is not available. The development is served by CEC.
- Engineering/Drainage: Not required for developments located outside the city limits.

Applicable City Plans/Policies:

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

Discussion: The Planning Commission is granted authority to modify the design of required improvements per Section 23-64(a) as indicated below:

Sec. 23-64. - Subdivision exceptions.

(a) When a tract to be subdivided is of such unusual size or shape or is surrounded by such development or unusual conditions that strict adherence to the applicable subdivision requirements would cause substantial hardship or inequity, the planning commission may modify the design requirements to permit the property to be developed in a reasonable manner, provided, the public welfare and interests of the city are protected and the objective and spirit of these requirements are preserved. Requests for approval of such modification shall be presented to the planning commission in writing and shall include the reasons supporting each requested modification. Such modification may be approved only upon the affirmative vote of three-fourths of the regular membership of the planning commission.

The provision of streets which already meet the city standards would allow for the city to assume maintenance responsibility in the future. However, a street which is not constructed to the standards would be required to remain a private street. Maintenance of private streets is the responsibility of the lot owners in the development. When a street needs to be re-built, this can be a burden on the property owners.

Payne County does have minimum standards for construction of private streets. The proposed design would be greater than the minimum standard required by Payne County.

Findings:

1. The proposed road design is consistent with the roads within the existing development.
2. The proposed road design is in excess of the minimum requirements of Payne County, but does not meet the minimum standards of the City of Stillwater.
3. Payne County does not accept public streets within subdivisions.
4. The private streets are required to remain private streets until they are brought up to the city standards, dedicated to and accepted by the City Council.
5. The preliminary plat meets all other applicable requirements for subdivision outside the city limits.
6. The final plat will not need to be reviewed or accepted by the city since all easements and improvements have already been accepted.

Alternatives:

- 1. Accept findings and approve the subdivision exception as presented or with modifications.
- 2. Find that the subdivision exception is not appropriate 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.

Prepared by: Tom Coots, Planner I
Reviewed by: Paula J. Dennison, Development Services
Date of Preparation: June 14, 2018
Attachments: Area Map, Preliminary Plat
Map Designation: NW