



REPORT TO:
STILLWATER PLANNING COMMISSION No. SUB 18-08

ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

Date of Meeting: June 19, 2018

Subject: Preliminary Plat: Teal Ridge Estates

Purpose of Report: The applicant requests review and approval of a preliminary plat, known as Teal Ridge Estates, to subdivide property for 38 residential lots.

Background: Teal Ridge, Sections 1 – 5 were platted in 1997-2007 as a one and two-family residential subdivision. Teal Ridge Estates is proposed for only single-family residential lots. However, a portion of the property is zoned RT, Residential One and Two-family. The applicant has applied for a Map Amendment to rezone the RT portions to match the RSS, Residential Small-lot Single-family zoning of the remainder of the property. The plat is designed based on approval of the RSS rezoning.

Application Processing Information:

Applicant/Owner – JBJR, LLC (Dusty Lane)

Notice – Letters mailed to property owners within 300 feet

Assigned Planner – Tom Coots, Planner I

Processing Track:

Submittal Date – May 1, 2018

Planning Commission – June 19, 2018

Project/Site Design Data/Details:

Zoning – RSS, Residential Small-lot Single-family and RT, Residential One and Two-family

Existing Use – 1 single-family house (now vacant) and undeveloped property

Proposed Use – 38 residential lots

Lot – The proposed lots range in size from about 6,300 sq. ft. to almost 13,000 sq. ft.

Adequate Public Facilities Findings/Improvements:

- **Streets/Traffic:** The subdivision has frontage on 26th Ave, a major collector. The subdivision connects to 23rd Ave, a local street. The subdivision includes the construction of planned Pintail St, 25th Ct, and Canvassback Ct, all local streets.
- **Transit Facilities/Bike Lanes or Trails/Sidewalks:** A sidewalk is required to be constructed along 26th Ave and within the development.
- **Water Service:** City water service is available.
- **Sanitary Sewer Service:** City sewer service is available.
- **Electric:** City electric service is available.
- **Engineering/Drainage:** The preliminary drainage study has been submitted and accepted.

Applicable City Plans/Policies:

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

Discussion: The subject preliminary plat is an extension of the Teal Ridge development. The plat is similar to the Teal Ridge preliminary plat that covered the entire development. However, due to the acquisition of an additional property, resultant increased in lots and design changes, and the length of time between phases, the old preliminary plat is no longer valid. The latest preliminary plat is very similar, but has two cul-de-sac streets added for the additional property that was acquired.

Findings:

1. The proposed preliminary plat meets all subdivision and zoning requirements for the RSS, Small-lot Single-family district.
2. A Map Amendment has been submitted to rezone the RT, Residential One and Two-family zoned portion of the property.
3. The C3 Plan recommends low-density residential uses.

Alternatives:

1. Accept findings approve the proposed preliminary plat as presented, with the condition that the Map Amendment be approved. If not approved, the plat must be revised and re-submitted for review.
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
Date of Preparation:	June 13, 2018
Attachments:	Area Map, Preliminary Plat, Previously approved preliminary plat
Map Designation:	SW