



REPORT TO:
STILLWATER PLANNING COMMISSION No. SUB18-14

ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

Date of Meeting: September 18, 2018

Subject: Final Re-plat, North Tower Park 5th Section, 700 E Northgate Ave

Purpose of Report: The applicant requests review and approval of a re-plat of Lot 14, Block 2 of the North Tower Park 5th Section, also identified as 700 E Northgate Ave.

Background: This application was part of a final re-plat that was not approved by the City Council on April 17, 2017 due to the inability to obtain 40 psi water pressure.

In 2018, the Stillwater Design Standards were amended to allow for new low-pressure water mains subject to meeting certain conditions.

Application Processing Information:

Applicant – Gary and Micki Rogers
Owner – Gary and Micki Rogers
Notice – Notice is not required for final plats.
Assigned Planner – Patty Evans, Planner II

Processing Track:

Submittal Date – August 22, 2018
Planning Commission – September 18, 2018
City Council - October 1, 2018

Project/Site Design Data/Details:

Zoning – RSS, Residential Small Lot Single Family
Existing Use – Vacant
Proposed Use – Single Family houses
Lot – Proposed 10 single family lots

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property fronts onto three streets, E Northgate Ave, N Hartford Street and North Perkins Road.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: No bike routes are located in the area. The property is within ¼ mile of a bus route.
- Water Service: City water service is available; however, proposed water main will be considered a Low-Pressure Water Main.
- Sanitary Sewer Service: City sewer service is available.
- Electric: City electric service is available.
- Engineering/Drainage: The drainage study was approved with the previous submission of the final re-plat.

Applicable City Plans/Policies:

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

Discussion: The re-plat is resubmitted due to new city standards for low pressure water mains. The re-plat is the same layout as the re-plat submitted in 2017. The property will be subdivided into ten single family lots. The sewer line and paving were approved with the previous submission.

An exception request for low pressure water mains must meet certain requirements and be approved by the City Manager. The applicant's exception request for the final re-plat is approved by the City Manager.

The developer is required to enter into a Low Pressure Water Main Agreement with the City that will be filed with Payne County for each property adjacent to or to be served by the low pressure water main.

Findings:

1. The final re-plat of North Tower Park 5th Section was not approved in 2017 due to the inability to obtain 40 psi water pressure.
2. City standards are amended to allow low pressure water mains.
3. The applicant submitted an exception request for the subdivision's proposed water system.
4. The City Manager approved the applicant's exception request.
5. The applicant is required to enter into a Low Pressure Water Main Agreement with the City and file such agreement with Payne County.

Alternatives:

1. Accept findings and recommend that the City Council approve the final re-plat as presented.
2. Find that the final re-plat is not an appropriate use for the property based upon the impacts to the surrounding vicinity and do not recommend that the City Council approve the final re-plat
3. Find that additional information or discussion is needed prior to making a recommendation and table the request to a certain date.

Prepared by: Patty Evans, Planner II
Reviewed by: Paula J. Dennison, DS
Date of Preparation: September 10, 2018
Attachments: Area Map, final re-plat
Map Designation: NW