



Department of Community Development  
723 S. Lewis Street/P.O. Box 1449  
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December 9, 2020

CHC Management, LLC  
Gose & Associates  
113 E 8<sup>th</sup> Street  
Stillwater, OK 74074  
[stephen@gose-associates.com](mailto:stephen@gose-associates.com)

Re: SUB19-23 Skyline East Section Two Preliminary Plat  
Letter of Conditional Approval

Dear Stephen:

CHC Management, along with Gose & Associates as its agent, requested the City of Stillwater consider a revised Preliminary Plat for the area known as Skyline East Section Two. The Preliminary Plat was originally approved at the February 18, 2020 Planning Commission meeting with the following conditions:

- 1) The connection of Moore Avenue to Skyline Street be removed (to be a non-vehicle access)
- 2) Grandview Street be extended from Lakeview Road to Dell Avenue
- 3) A road be extended from Payne Street to Jardot Road.

The revised Preliminary Plat that was reviewed by the Planning Commission on November 3, 2020, did not include the connection of a street from Payne Street to Jardot Road. The other two conditions were included with the revised plat and are in progress or complete.

The Planning Commission, after review and a Public Hearing, voted 3-2 to approve the revised Preliminary Plat with the three conditions noted above. This conditional approval is based upon the following rationale relating to street patterns, safety, mobility, and connectivity as discussed by the Commissioners and set forth in the Comprehensive Plan and the Transportation Enhancement Plan :

1. Chapter 5 of the Comprehensive Plan pertaining to Infrastructure and the Subsection regarding Transportation and Local Streets. It provides that "local streets should be designed for low speed traffic with an emphasis on providing access." The connection to Jardot provides access to a major arterial. After reviewing the minutes, it seems as if a primary concern was the existing traffic in the adjoining subdivisions and adjacent to the school. Also noted was the opinion that the connection to Jardot would address some of the capacity issues of the roadway network in this area.
2. Chapter 2 of the Transportation Enhancement Plan provides that "the primary function of local streets is to provide access, so travel speeds and traffic volumes are low and travel distances on local streets are short." This was discussed by the Commissioners in support of construction of the Brooke extension to Jardot.
3. Chapter 2 of the Comprehensive Plan addresses Goals and Guiding Principles. Section 4 notes that a stated objective of the Plan is to "Ensure that new development patterns

facilitate safety, connectivity and mobility for all modes of transportation to established and developing areas of the community...". Developments should "b. Promote street patterns that provide maximum safety and mobility for all modes of transportation, while preserving neighborhood integrity" and to "c. Promote greater connectivity between different neighborhoods and commercial areas by providing appropriate access for automobiles, bicycles and pedestrians."

4. The Comprehensive Plan was discussed as applicable because of the proposed transition of Moore Avenue to a bike path/pedestrian way. As noted by the Plan "bicycle and pedestrian facilities are important components of the City's transportation system. They serve as alternative modes of travel...The City should utilize opportunities to improve bicycle facilities in areas that are developing or redeveloping, or where roadway improvements are occurring...". As noted, this objective is supported by Chapter 2 of the Transportation Enhancement Plan.
5. Also discussed was Chapter 5, Projects and Recommendations, of the Comprehensive Plan which provides that "The projections and recommendations listed below will provide the City the means to serve the citizens with an efficient and cost effective infrastructure and public facilities. They will also ensure that safety, connectivity and mobility for all modes of transportation for established and new neighborhoods of the community..." and to "4. Expand intra-neighborhood pedestrian routes..." and "6. Extend the pedestrian system into areas of emerging development."

Pursuant to the Land Development Code, Section 23-63 (f) (2), you are hereby notified in writing of the decision of the Planning Commission. Please submit a revised Preliminary Plat with the original conditions met as determined at the February 18, 2020 Planning Commission meeting.

Sincerely,



Brad Rickelman  
Chair, Stillwater Planning Commission

Enc:

cc: