



REPORT TO:  
STILLWATER PLANNING COMMISSION No. SUB20-22

ISSUED BY THE COMMUNITY DEVELOPMENT DEPARTMENT - STILLWATER, OKLAHOMA

**Date of Meeting:** January 5, 2021

**Subject:** Final Plat: Skyline East, Section Two, Phase 1

**Purpose of Report:** The applicant requests consideration and approval of a final plat located at 1798 N Payne Street, known as Skyline East, Section Two, to subdivide property into 69 single-family residential lots and one outlot.

**Background:** The property is currently an undeveloped lot with residential structures located to the south and west of the property. The property is zoned RSS, Small Lot Single-Family Residential. This application was originally approved at the February 4, 2020 Planning Commission meeting with the condition that 1) Moore Avenue would be a pedestrian access between Skyline and an Unnamed Street; and 2) there would be an access to Jardot. The applicant subsequently requested a review by the Planning Commission of a revised preliminary plat that did not have the access to Jardot on November 3, 2020. The Planning Commission approved the revised plat conditionally, with said conditions being the same conditions that were part of the approval on February 4, 2020.

**Application Processing Information:**

Applicant – CHC Management, LLC  
Owner – CHC Management, LLC & Henry E Wells, Jr. - Trustee  
Notice – No notice required per City Code  
Assigned Planner – Rian Harkins, Senior Planner

**Processing Track:**

Preliminary Plat Approval – February 4, 2020 and November 3, 2020  
Submittal Date – November 23, 2020  
Planning Commission – January 5, 2021

**Project/Site Design Data/Details:**

Zoning – RSS, Residential Small Lot Single-Family Residential, Sec. 23-137  
Existing Use – Vacant/Agricultural  
Proposed Use – Single Family Residential  
Lot size – Approximately 27 acres  
Parking – N/A

**Adequate Public Facilities Findings/Improvements:**

- Streets/Traffic: The property has access to Payne, Moore, and Krayler Streets, all local streets
- Transit Facilities/Bike Lanes or Trails/Sidewalks: None
- Water Service: City water service is available at the perimeter of the site
- Sanitary Sewer Service: City sewer service is available at the perimeter of the site
- Electric: City electric service is available
- Engineering/Drainage: Previously approved

**Applicable City Plans/Policies:**

The Future Land Use Map within the Comprehensive Plan indicates that the desired land use within this part of the community is low density residential. This proposed land use is bordered by a mix of residential uses as well as Public and Commercial land uses.

**Discussion:** The applicant requests consideration and approval of a final plat located at 1798 N Payne Street, known as Skyline East, Section Two, to subdivide property into 69 single-family residential lots and one outlot. Proposed local streets include a continuation of Payne, Krayler, and Moore as well as a proposed Carnley and Brooke Street.

The area is surrounded by a mix of land uses and zoning districts. Public, single family residential, and warehouse uses can be found in close proximity to the site. The zoning districts surrounding the subject site are;

- North and East – Agricultural, (A)
- West and South – Small Lot Single-Family Residential, (RSS)
- East – Light Industrial, (IL) and Agricultural (A)

The proposed final plat indicates a pedestrian connection (via public right of way) that serves as a connection to Skyline Drive one block west of the development. In addition, vehicular access is provided from connections to Payne and Krayler. However, the applicant has stated the extension of Brooke to Jardot will take place in Phase 2 as required by the Preliminary Plat.

**Findings:**

1. The proposed layout of the final plat potentially meets subdivision and zoning requirements.
2. Subdivisions containing more than 30 lots are required by code to provide two points of access to the development. This first phase of the development will meet this requirement.
3. The C3 Plan recommends low-density residential uses at this location. The current land use in this area is a mix of residential and agricultural with some commercial and limited industrial farther to the east along Jardot.
4. The proposed density is in alignment with the RSS zoning district requirements.
5. Two of the three conditions noted in the preliminary plat are included within the first phase of the proposed final plat. The applicant has verbally stated they will be including the third condition as part of their second phase.

**Alternatives:**

1. Accept findings and approve the proposed final plat as presented.
2. Accept findings and approve the proposed final plat with conditions.
3. Reject findings and deny the proposed final plat as presented.
4. Find that additional information or discussion is needed prior to making a decision and table the request to a certain date noting that action must be taken within 60 days of the public hearing.

**Prepared by:** Rian Harkins, Senior Planner  
**Reviewed by:** Lanc Gross, Planning Manager  
**Date of Preparation:** December 28, 2020  
**Attachments:** Area Map, Final Plat, Conditional Letter of Preliminary Plat approval, Revised Preliminary Plat approved with conditions.  
**Map Designation:** NE