

ORDINANCE NO. 3481

“AN ORDINANCE AMENDING THE STILLWATER CITY CODE BY AMENDING CHAPTER 23, LAND DEVELOPMENT CODE, ARTICLE XVI, SUBDIVISION PREPARATION AND REQUIREMENTS, DIVISION 2, MAJOR SUBDIVISIONS, TO AMEND SECTION 23-325, PELIMINARY PLAT”

(AMENDMENTS HIGHLIGHTED BY STRIKETHROUGH AND UNDERLINING)

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STILLWATER, OKLAHOMA:

SECTION 1: That the Stillwater City Code, Chapter 23, Land Development Code, Article XVI, Subdivision Preparation and Requirements, Division 2, Major Subdivisions, Section 23-325, Preliminary Plat, be amended to read as follows:

Sec. 23-325. Preliminary plat.

- (a) A preliminary plat shall be prepared for submission to the planning commission. All preliminary plat applications shall include:
- (1) Completed application and checklist on the appropriate form furnished by development services department;
 - (2) A nonrefundable application fee which is on file in the city clerk's office;
 - (3) Complete AutoCAD plan drawings for inclusion in GIS system;
 - (4) Six copies of a 24-inch by 36-inch plat map drawn at a scale of 50 or 100 feet to one inch.
 - (5) Preliminary drainage study.
 - (6) Traffic Impact Analysis (for any proposed development that can be reasonably expected to generate more than 1,000 vehicle trip ends during a single day and/or more than 100 vehicle trip ends during a single hour).
- (b) The following information shall be shown on the preliminary plat submitted at the time of application:
- (1) The scale, north point, and date.
 - (2) The proposed name of the subdivision.
 - (3) The name and address of the owner of record, the subdivider, and the registered engineer/licensed land surveyor.
 - (4) A vicinity map showing the location of the proposed subdivision referenced to existing arterial streets for a distance not less than one mile surrounding the subdivision boundaries.
 - (5) The names, current zoning, and location of intersecting boundary lines of adjoining subdivisions, including blocks, lot numbers and plat numbers, and the location of city limits within 75 feet of the subdivision boundaries.
 - (6) The contours of land within 25 feet of the subdivision boundaries, or to a greater distance as may be required to reveal influencing features or features influenced by the proposed development. Contours are to be those of the land as it exists at the time the application is submitted with vertical intervals not greater than two feet referenced to a United States Geological Survey or Coast and Geodetic Survey benchmark or monument.
 - (7) The location of existing driveways, curb cuts, buildings, ponds, lakes, streams, creeks, and easements within 50 feet of the subdivision boundaries.
 - (8) The location of dedicated rights-of-way, improved streets, and railway lines adjacent to or within 75 feet of the subdivision boundaries.
 - (9) The length of the boundaries of the tract, measured to the nearest foot, and the proposed location and width of rights-of-way and easements, and the proposed location and size of lots, blocks and outlots.
 - (10) The location, size and type of existing sanitary and storm sewers, water mains, culverts, power and natural gas lines and other surface and subsurface structures and pipe lines within a minimum of 50 feet of the subdivision boundaries and the proposed location, layout, type and proposed size of the following:

- a. Water mains.
 - b. Sanitary sewer mains.
 - c. Storm sewers, culverts and drainage facilities.
 - d. Street improvements.
 - e. Lift stations.
- (11) The full street name as defined in section 23-81 and classification of every street within or adjacent to the subdivision in accordance with the intended use of the street based on the proposed design. The classification shall be shown in parentheses.
- (12) The following items associated with oil or gas drilling or producing operations and existing within 200 feet of the subdivision boundaries:
- a. Location and dimensions of the drilling and/or production site including walls, structures, tank batteries, and oil, gas or water lines.
 - b. Location and dimension of all existing vehicular entrances, exits and drives.
 - c. Location and size of all existing mud pits.
- (13) Location of the 100-year floodplain, floodway and the base flood elevation as shown on the current effective FEMA flood insurance rate map (FIRM) or as modified by a FEMA approved LOMR or LOMA.
- (14) Legal description of the proposed subdivision, including the acreage and the number of lots proposed in the subdivision.
- (15) The area of each lot, outlot, and the public ground in square feet rounded to the nearest square foot, in table format as part of the plat submittal.
- (16) Signature block for the planning commission certification.
- (17) Signature block of the preparer of the preliminary plat.

PASSED, APPROVED, AND ADOPTED THIS ____ DAY OF _____, 2021.

WILLIAM H. JOYCE, MAYOR

(SEAL)
ATTEST:

TERESA KADAVY, CITY CLERK

APPROVED AS TO FORM AND LEGALITY THIS ____ DAY OF _____, 2021.

KIMBERLY CARNLEY, INTERIM CITY ATTORNEY

First Reading: 09-13-2021
Second Reading: