



REPORT TO:
STILLWATER PLANNING COMMISSION No. PZ-16-2122
ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

Date of Meeting: September 20, 2016

Subject: Preliminary Plat, 700 and 800 E Northgate Drive.

Purpose of Report: The applicant requests review and approval of a Preliminary Re-plat for property addressed as 700 and 800 E. Northgate Drive.

Background: The properties are two large lots that are a portion of North Tower Park Section 5 and were originally zoned commercial. The City Council approved a map amendment on the properties April 6, 2015 to rezone to RSS (Small Lot Single Family).

Application Processing Information:

Applicant - Gary and Micki Rogers
Owner – Gary and Micki Rogers
Notice – Property owner letters within 300’
Assigned Planner – Patty Evans, Planner II

Processing Track:

Submittal Date – August 26, 2016
Planning Commission – September 20, 2016

Project/Site Design Data/Details:

Zoning – RSS (Small Lot Single Family)
Existing Use – Vacant
Proposed Use – Single Family Residential
Lot – Two existing lots, proposing 16 lots and one outlot
Buildings – No existing structures

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: Properties front onto E. Northgate Drive and N. Hartford Street. One new street is proposed that will end into a cul-de-sac.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: Sidewalks are required on the east side of Hartford Street and the north side of Northgate.
- Water Service: City water service is available
- Sanitary Sewer Service: City sewer service is available
- Electric: City electric service is available
- Engineering/Drainage: Revised preliminary drainage has not been accepted at this time.

Applicable City Plans/Policies:

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

Discussion: The properties are a portion of North Tower Park Section 5 that were originally zoned commercial. The lots were rezoned to RSS (Small Lot Single Family) in 2015.

The applicant is proposing 16 buildable lots with one outlet. All the lots are well over the minimum size of 5,000 square feet required in the RSS zoning district. The applicant proposes to extend East Northgate Drive to the east and construct a new cul-de-sac into 700 E. Northgate to provide access to all the proposed lots.

Sidewalks are required on the east side of Hartford Street and the north side of Northgate Drive. On September 20, 2005 the Planning Commission granted a waiver to the required sidewalks on Perkins Road for North Tower Park Section 5. That waiver is still effective.

Due to the short turn around for the re-plat, revisions items remain:

1. A 4-foot wide sidewalk is required along Northgate from Hartford to Perkins Road.
2. Add a 10-foot electric easement around the proposed Street A cul-de-sac.
3. Add a 10-foot electric easement along the north side of Northgate Drive along the frontage of lots 36 – 41.

Findings:

1. The proposed Preliminary Re-plat is compatible with the C³ Plan of low density residential.
2. The proposed Preliminary Re-plat appears to be consistent with all applicable City Codes with the addition of the three items listed above.
3. The proposed Preliminary Re-plat utilizes public streets, sidewalks and utilities.
4. The existing zoning is correct for the proposed Preliminary Re-plat.

Alternatives:

1. Accept findings and approve the proposed preliminary re-plat with the addition of staff comments.
2. Find that the preliminary re-plat is not an appropriate use for the property based upon the impacts to the surrounding vicinity and do not approve the map amendment
3. Find that additional information or discussion is needed prior to making a decision and table the request to a certain date.

Prepared by:	Patty Evans, Planner II
Reviewed by:	Paula J. Dennison, Development Services Director
Date of Preparation:	September 15, 2016
Attachments:	Area map, preliminary re-plat
Map Designation:	NE