



REPORT TO:  
STILLWATER PLANNING COMMISSION No. PZ-16-2123  
ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

**Date of Meeting:** October 18, 2016

**Subject:** Final Plat, 700 and 800 E Northgate Drive.

**Purpose of Report:** The applicant requests review and approval of a Final Plat for property addressed as 700 and 800 E. Northgate Drive.

**Background:** The Preliminary Plat was approved with conditions at the Planning Commission's regular meeting on September 20, 2016. The conditions were the following:

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.

**Application Processing Information:**

Applicant - Gary & Micki Rogers  
Owner – Gary & Micki Rogers  
Notice – No notice is required  
Assigned Planner – Patty Evans, Planner II

**Processing Track:**

Submittal Date – August 26, 2016  
Planning Commission – October 18, 2016  
City Council - November 7, 2016

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

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

**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: Drainage study and drainage plan must be accepted prior to City Council meeting.

**Applicable City Plans/Policies:**

The C<sup>3</sup> Plan: Low-Density residential (Page 10-8)

**Discussion:** The existing land was included in the North Tower Park subdivision as 2 large, industrially zoned parcels. With the changing use of the adjacent industrially zoned properties, these 2 lots were rezoned to RSS for residential development.

Revisions to the preliminary plat have been submitted with the easements and sidewalk added. The remainder of the final plat matches the approved preliminary plat with 16 buildable lots and one outlot. Prior to consideration of the final plat by the City Council, improvement plans, drainage study, and drainage plan must be accepted by the Development Review Engineer.

**Findings:**

1. The conditions for preliminary plat approval are reflected on the final plat.
2. The final plat appears to be consistent with all applicable City Codes.
3. Improvement plans, drainage study and drainage plan must be approved prior to consideration of the final plat by the City Council.

**Alternatives:**

1. Accept findings and recommend that the City Council approve the proposed final plat as presented.
2. Find that the final 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 plat.
3. Find that additional information or discussion is needed prior to making a recommendation and table the request to a certain date.

<b>Prepared by:</b>	Patty Evans, Planner II
<b>Reviewed by:</b>	Paula J. Dennison, Development Services Director
<b>Date of Preparation:</b>	October 14, 2016
<b>Attachments:</b>	Area map and final plat
<b>Map Designation:</b>	NE