



REPORT TO:  
STILLWATER PLANNING COMMISSION No. PZ-16-2135

ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

**Date of Meeting:** November 1, 2016

**Subject:** Revised Preliminary Plat, Tradan Heights Estates, 4299 W. Prescott Drive

**Purpose of Report:** The applicant requests review and approval of a revised Preliminary Plat for Tradan Heights Estates addressed as 4299 W. Prescott Drive.

**Background:** The original preliminary plat for Tradan Heights Estates was approved April 20, 2010. The final plat for Section 1 was approved April 2011. Code requires final plats to be filed within two years of preliminary plat approval; therefore, the preliminary plat expired and a revised preliminary plat is submitted.

**Application Processing Information:**

Applicant - Tradan Development, LLC/Chris Anderson, Zach Roach, James Riter  
Owner - Tradan Development, LLC  
Notice – Property Owner letters within 300 feet  
Assigned Planner – Patty Evans, Planner II

**Processing Track:**

Submittal Date – September 28, 2016  
Planning Commission – November 1, 2016

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

Zoning – RSS (Small Lot Single Family)  
Existing Use – Vacant  
Proposed Use – Single family dwelling units  
Lot – 33.13 acres  
Buildings – No existing structures

**Adequate Public Facilities Findings/Improvements:**

- Streets/Traffic: The property fronts onto Prescott Drive.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: Sidewalks will be provided by the developer. No transit routes or bike routes go through the subdivision.
- Water Service: City water service is available
- Sanitary Sewer Service: City sewer service is available
- Electric: City electric service is available
- Engineering/Drainage: Preliminary drainage study is under review.

**Applicable City Plans/Policies:**

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

**Discussion:** The preliminary plat that was approved in 2010 consisted of 162 residential lots and four outlots used for detention and drainage. The Tradan Heights Estates Section 1 final plat approved in 2011 consisted of 38 residential lots. The revised preliminary plat proposes 125 residential lots and three outlots. The revised plan is required due to the inactivity of over two years on the previous preliminary plat.

The zoning is RSS (Small Lot Single Family) with RSS adjacent to the property on the north and west. The east boundary is adjacent to University, Public and RSS while on the south the zoning is RSL (Large Lot Single Family) and RSS.

New public streets will be constructed to serve the development. Utility easements are proposed on the front and the rear of the lots. The size of the lots varies from 5,472 square feet to 11,728 square feet. The minimum size lot for RSS is 5,000 square feet.

The land use is low density residential with a gross density up to 20 dwelling units per acre. The proposed plat has a density of 9.4 dwelling units per acre.

Revised plans have not been received; therefore, there are some outstanding issues with the Preliminary Plat. Please see the attached staff comment letter.

**Findings:**

1. The proposed Preliminary Plat appears to be consistent with the C<sup>3</sup> Plan in regard to the future land use of Low Density Residential.
2. The property is zoned for single-family development.
3. The RSS zoning district allows the proposed lot sizes.
4. The plat provides for the connection to existing streets.
5. Staff comments and revisions for the preliminary plat are to be addressed and submitted prior to presentation of the final plat to the Planning Commission.

**Alternatives:**

1. Accept findings and approve the proposed preliminary plat with the provision that all comments be addressed and revised plans submitted prior to presentation of the final plat to the Planning Commission.
2. Find that the preliminary 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. Table the request to a certain date to provide the applicant time to submit the revised plans and address all the comments.

<b>Prepared by:</b>	Patty Evans, Planner II
<b>Reviewed by:</b>	Paula J. Dennison, Development Services Director
<b>Date of Preparation:</b>	October 27, 2016
<b>Attachments:</b>	Area Zoning Map, Preliminary Plat, Staff Comment Letter
<b>Map Designation:</b>	SW