



REPORT TO:
STILLWATER PLANNING COMMISSION No. PZ-16-2136
ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

Date of Meeting: November 15, 2016

Subject: Final plat, Tradan Heights Estates, Section 2, 4399 W. Prescott Dr

Purpose of Report: The applicant requests review and approval of a Final Plat for Tradan Heights Estates Section 2 located at 4399 W Prescott Drive.

Background: The Planning Commission approved the Preliminary Plat for Tradan Height Estates on November 1, 2016 with the condition that all comments be addressed and revisions submitted. The revisions and comment responses have been submitted, reviewed and approved.

Application Processing Information:

Applicant - Tradan Development, LLC
Owner - Tradan Development, LLC
Notice – No notice is required.
Assigned Planner – Patty Evans, Planner II

Processing Track:

Submittal Date – September 16, 2016
Planning Commission – November 15, 2016
City Council - November 21, 2016

Project/Site Design Data/Details:

Zoning – RSS (Small Lot Single Family)
Existing Use – Vacant
Proposed Use – Single Family Homes
Lot – 43 residential lots, One outlot for detention and drainage
Buildings – No existing structures, proposed 43 dwelling units

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: Proposing connection to two existing streets, Landry Lane and Chandler Street.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: Sidewalks will be provided as each lot is developed. No bike lanes or routes are available. A bus route is within 425 feet.
- Water Service: City water service is available
- Sanitary Sewer Service: City sewer service is available
- Electric: City electric service is available
- Engineering/Drainage: Final drainage study and drainage plan are under review.

Applicable City Plans/Policies:

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

Discussion: Tradan Heights Estates Section 2 is a section of the Preliminary Plat that was approved November 1, 2016 with conditions. The conditions of preliminary plat approval are submitted and approved. The Final Plat proposes 43 residential lots and one outlot for drainage and detention. A playground area is also proposed for the north end of the outlot.

The proposed streets connect to two existing streets, Landry Lane and Chandler Street. The improvement plans are submitted and are under review. The improvement plans must be approved prior to the Final Plat going forward to the City Council.

Findings:

1. The proposed Final Plat is a portion of the Preliminary Plat approved November 1, 2016.
2. Revisions and comment responses for the preliminary plat are submitted, reviewed and approved.
3. The proposed use of the property is compatible with the C3 Plan of Low Density Residential.
4. The Final Plat conforms to the RSS zoning district regulations.
5. The improvement plans are under review and must be accepted prior to the Final Plat being placed on a City Council agenda for approval.

Alternatives:

1. Accept findings and recommend that the City Council approve the proposed map amendment as presented.
2. Find that the map amendment 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 map amendment
3. Find that additional information or discussion is needed prior to making a recommendation 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:	November 11, 2016
Attachments:	Area map, final plat
Map Designation:	SW