

Planning Commission  
City of Stillwater  
723 S. Lewis St.  
Stillwater OK  
Re: Preliminary Plat for 133 buildable lots and 3 outlots  
Request# PZ-15-2002

I received a notice of public hearing regarding the above request to be held on 9/1/2015. I can't attend the Commission meeting but wanted to address some concerns for the project and get some clarification and details on what is planned.

Questions and concerns:

Has a site visit been done on this parcel? The southwest portion of the proposed area currently serves as a water retention/runoff spot for a large part of this neighborhood. All runoff water is diverted to that retention area and during periods of heavy rainfall it fills up very quickly. As you are aware, there is also a subterranean plate of sandstone in the area immediately west which has a major effect on water runoff and retention. These problems will be compounded when the proposed area is covered with roofs, streets, and driveways. Where will all of this water go post development? Is the existing sewer system adequate to handle this many new units being brought online? Has a storm water management person familiar with this particular situation been brought in to assess? If so, what is the engineering plan to deal with this?

What is the plan for ingress and egress to and from this development? Skyline St?, Sunrise St?, Krayler Ave?, a combination? All of these streets have heavy automobile and pedestrian traffic especially during school pickup and dropoff times or when there are school functions or activities. The park adjacent to both Skyline Elementary and Stillwater Junior High is also used extensively by athletic teams for practices after school hours as well as for recess and P.E. classes for both schools. The addition of 133 additional houses feeding on any of those streets would create overburdening by automobile traffic and a danger to pedestrian traffic for students of the schools. Are there any short or long term plans for that?

I have a concern about the square footage of the lots and structures and also the price range for the homes that have been proposed. I will have been in my home for 21 years this October. In that time I've seen a lot of growth and development in the area. While I totally understand the inevitability of growth and the need for affordable housing, the growth theme for the last few years in this area has gone from controlled and orderly to one of maximum density combined with minimum quality. That's not a positive thing long term for residents of this area or the city.

Having been in this neighborhood for as long as I have I can tell you that these concerns are all very legitimate and real. The impact of an addition of this scale in that area would have a huge negative impact from an aesthetic and safety standpoint and concerns me greatly.

Dale Dent  
1601 N. Skyline St.