



REPORT TO:
STILLWATER PLANNING COMMISSION No. PZ-15-2002
ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

Date of Meeting: February 2, 2016

Subject: Preliminary Plat, "Skyline East", 1798 N Payne Street

Purpose of Report: The applicant requests review and approval of a Preliminary Plat for 26.13 acres addressed as 1798 N Payne Street.

Background: The property is zoned RSS (Small Lot Single Family) and RT (Two-Family). The property lies between industrial, agriculture and residential uses.

Application Processing Information:

Applicant/Owner - Monopoly Brothers LLC
Notice – Property owners within 300' and property owners that signed opposition letter
Assigned Planner – Patty Evans, Planner II

Processing Track:

Submittal Date – July 31, 2015
Planning Commission – February 2, 2016, Originally scheduled for September 9, 2015, postponed three times

Project/Site Design Data/Details:

Zoning – RSS (Small Lot Single Family) and RT (Two-Family)
Existing Use – Agriculture
Proposed Use – Residential
Lot – 133 (115 single family, 15 two-family and three outlots)

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: There will be four access points to the subdivision, Krayler Avenue will extend through the property from Skyline Street to Jardot, Payne Street will extend to Krayler and Moore Avenue. Three other streets make up the circulation for the subdivision, Franklin Avenue and two, as of now, un-named streets.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: Sidewalks will be provided on unbuildable lots at the time of construction of the improvements. The rest of the sidewalks will be installed at the time of construction of the buildings.
- 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 has been submitted and is acceptable for a preliminary plat. The final drainage study is required with the Final Plat submittal.

Applicable City Plans/Policies:

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

Discussion: The request is to subdivide the property into 133 lots consisting of 115 single family residential lots, 15 two-family (duplex) lots, and three outlots for drainage. The development would utilize public streets, public sidewalks, and public utilities. The plat meets all requirements of a preliminary plat, residential lot design and the RSS and RT zoning districts.

Findings:

1. The proposed Preliminary Plat is compatible with the C³ Plan of low density residential.
2. The proposed Preliminary Plat appears to be consistent with all applicable City Codes.
3. The proposed Preliminary Plat would utilize public streets, sidewalks, and utilities.
4. The existing zoning is correct for the proposed Preliminary Plat.

Alternatives:

1. Accept staff's findings and find that the proposed Skyline East Preliminary Plat meets the review criteria, and approve the proposed Preliminary Plat as presented.
2. Find that additional information and/or discussion is needed prior to making a decision and either continue the consideration to a certain date, or table the consideration until additional information is available.
3. Find that the proposed Skyline East Preliminary Plat does not meet the review criteria and is not an appropriate use for the property, and deny the application

Prepared by:	Patty Evans, Planner II
Reviewed by:	Paula J. Dennison, Development Services
Date of Preparation:	January 27, 2016
Attachments:	Area/zoning map, letter from Dale Dent, letter with signatures, plat
Map Designation:	NE