



REPORT TO:  
STILLWATER PLANNING COMMISSION No. PUD 18-01

ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

**Date of Meeting:** March 27, 2018

**Subject:** Amendment to a Preliminary Planned Unit Development, Primrose Communities, 823 S Range Rd

**Purpose of Report:** The applicant requests review and approval of an amendment to the approved preliminary planned unit development (PUD) in order to allow for the construction of two additional duplex units at the development known as the Primrose Retirement Community.

**Background:** The Primrose Retirement Community development as constructed in 2014 with a large main building, four duplex buildings, and associated carports and parking.

The applicant seeks to construct two additional duplex buildings (4 residential units) that serve as independent living units for the retirement community. The duplexes are proposed just west of the existing duplexes. The request would increase the density of the development to 8.8 units per acre. All other aspects of the development are proposed to remain.

**Application Processing Information:**

Applicant/Owner – Primrose Communities of Stillwater

Notice – letters mailed to property owners within 300 feet and in NewsPress

Assigned Planner – Tom Coots, Planner I

**Processing Track:**

Submittal Date – February 8, 2018

Planning Commission – March 27, 2018

City Council - April 16, 2018

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

Zoning – RSS, Residential Small-lot Single-family - PUD

Existing Use – Retirement community

Proposed Use – Retirement community

Lot – 10 acres

Buildings – Two additional 3,200 sq. ft. duplex buildings

Parking – Additional driveway parking proposed

**Adequate Public Facilities Findings/Improvements:**

- Streets/Traffic: The property fronts on Range Rd, a local street.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: Sidewalk is located adjacent to the Primrose property, although it does not currently connect with any other sidewalk.
- Water Service: City water service is available.
- Sanitary Sewer Service: City sewer service is available.
- Electric: City electric service is available.

- Engineering/Drainage: A revised drainage study has been submitted and is under review. Revisions based on comments have not yet been received as of writing of the report. The revised study must be accepted prior to the City Council meeting.

**Applicable City Plans/Policies:**

The C<sup>3</sup> Plan:

- Low-Density residential (Page 10-8)

**Discussion:** The request to add the two duplex buildings would still be compatible with the C3 Plan. Extra landscaping was required with the initial development of the site to act as a buffer to the adjacent properties. The duplexes would still be screened in the same manner as the existing development. The development of the unused portion of the site allows for more efficient use of the property.

**Findings:**

1. The Amendment to the PUD is compatible with the C3 Plan.
2. Landscaping and buffering already exists adjacent to the proposed duplexes.

**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.

<b>Prepared by:</b>	Tom Coots, Planner I
<b>Reviewed by:</b>	Lanc Gross, Development Review Manager
<b>Date of Preparation:</b>	March 20, 2018
<b>Attachments:</b>	Area Map, Statement of Intent, Site Plan
<b>Map Designation:</b>	SW