



REPORT TO:
STILLWATER
COMMISSION

PLANNING No.SUB18-04

ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

Date of Meeting: March 27, 2018

Subject: Preliminary Plat to create seventeen two-family lots, one multi-family lot and two outlots.

Purpose of Report: To review and approve the Saddle Creek preliminary plat.

Background: The applicant started developing this property with a multi-family development. The applicant then submitted two minor-subdivisions to develop three two-family lots.

Application Processing Information:

Applicant – Richard Butzler
Owner – Richard Butzler and Z & L Legacy Properties, LLC
Notice – Property owners within 300 feet
Assigned Planner – Patty Evans, Planner II

Processing Track:

Submittal Date – February 1, 2018
Planning Commission – March 6, 2018

Project/Site Design Data/Details:

Zoning – RT, Residential Two-Family and RTM, Residential Two-Family and Multi-Family
Existing Use – Two multi-family structures on one lot and one two-family structure, the rest of the property is vacant
Proposed Use – Two-family dwelling units
Lot – 7.5 acres
Buildings – Two multi-family structures on one lot and one two-family structure
Parking – Adequate parking for all uses

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property is located at East 4th Avenue and Mockingbird Lane.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: The property is not located on a bus or bicycle route. Sidewalks are located along the multi-family lot but are not proposed for the remainder of the development.
- Water Service: City water service is available.
- Sanitary Sewer Service: City sewer service is available.
- Electric: City electric service is available.
- Engineering/Drainage: The preliminary drainage study has been approved.

Applicable City Plans/Policies:

The C³ Plan:

- High-Density residential (Page 10-8)

Discussion: The property is approximately 7.2 acres with one multi-family structure and one duplex. The property includes four parcels that were previously subdivided by the minor subdivision process. The development will total seventeen two-family lots, one multi-family lot and two outlots, one for drainage and detention and one for the private street.

The circulation for the development is by 4th Avenue, Rich Court and Saddle Court. Approximately 135 feet of 4th Avenue has been constructed and accepted as a public street. The remainder of 4th Avenue and the two dead-end streets will be private. The private section of 4th Avenue will be gated.

The C3 Plan indicates the future land use for the property as High Density Residential which has a density between 12 and 150 dwelling units per acre. The density for the duplex properties is 6 units per acre.

Findings:

1. The density is lower than the C3 Plan of High Density Residential.
2. The zoning is correct for the proposed development.
3. The preliminary plat complies with code regulations.

Alternatives:

1. Accept findings and approve the proposed preliminary plat as presented.
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 preliminary plat.
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:	Lanc Gross, Development Review Manager
Date of Preparation:	February 22, 2018
Attachments:	Area Map, Preliminary Plat
Map Designation:	SE
Related Reports:	None