



REPORT TO:  
STILLWATER PLANNING COMMISSION No. SUB 19-16

ISSUED BY THE COMMUNITY DEVELOPMENT DEPARTMENT - STILLWATER,  
OKLAHOMA

**Date of Meeting:** January 21, 2020

**Subject:** Final Plat: Silverton Estates

**Purpose of Report:** The applicant requests review and approval of a Final Plat for Silverton Estates to create 39 single-family residential lots and two outlots at property addressed as 1600 E 16<sup>th</sup> Avenue. The preliminary plat was approved by the Planning Commission on August 6, 2019.

**Background:** This item was deferred from the November 5, 2019 and December 3, 2019 Planning Commission meetings in order for the applicant to address the concerns of the Planning Commission and staff. Additional information has been received by staff concerning revisions.

The property is located in the southeast quadrant of Stillwater, north of E 19<sup>th</sup> Avenue and west of S Jardot Road. A small portion of the southwest corner of the proposed plat is located in the 100-year and the 500-year flood plain district. There will be two access points to the plat, one emergency access from S Ransom Street and one from S Payne Street.

**Application Processing Information:**

Applicant/Owner – Silverton Estate, LLC

Notice – No notice required

Assigned Planner – Rian Harkins, Senior Planner

**Processing Track:**

Submittal Date – October 8, 2019

Planning Commission – November 5, 2019, December 3, 2019, January 21, 2020

City Council – February 3, 2020 (tentative)

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

Zoning – RSS, Residential Small-Lot Single-Family

Existing Use – Undeveloped

Proposed Use – Single-Family Residential, 39 proposed lots

Lot Size – The proposed lots range in size from approximately 5,250 sq. ft. to 7,133 sq. ft.

**Adequate Public Facilities Findings/Improvements:**

- Streets/Traffic: The property has frontage on S Payne Street, a local street, and S Ransom Street, a local street.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: There are no sidewalks or bike lanes located near the subject site. The property is not on an OSU bus route.
- Water Service: City water service is available.
- Sanitary Sewer Service: City sanitary sewer service is available.
- Electric: City electric service is available.
- Engineering/Drainage: The preliminary drainage study has been submitted.

**Applicable City Plans/Policies:**

The C<sup>3</sup> Plan: Low-Density Residential (Page 10-8). This land use classification notes a mix of conventional single family structures, two-family dwellings, and small scale low density multi-family residential of up to 20 dwelling units per acre. These Comp Plan classifications would be compatible with the Residential Large Lot Zoning District, Residential Small Lot Zoning District, Two-Family Residential, and RTM zoning districts.

**Discussion:** The proposed plat will allow 39 additional lots to be used as single-family residential and increase the density in an area zoned RSS. With the overall tract noted to 8.3 acres, the proposed density would be 5.1 dwelling units per acres. The overall character of the area surrounding this proposed development is large lot residential and agriculture, ranging from ½ acre to 5 acre lots.

Access to the property will be from Payne Street and Ransom Street. The Ransom Street connection will consist of a gravel private drive and labeled as "Outlot A" on the plat, considered to be an emergency access, approximately 500-feet long that has two existing houses that utilize the drive for access to their property. Payne Street is a public dead end street without curbs and gutter and not constructed to city standards.

The preliminary plat was approved on August 6, 2019 with the intent of addressing the drainage concerns prior to the final plat. Changes from the preliminary plat to the current final plat are: reduction in the number of lots from 42 to 39, (converting buildable lots into drainage and utility outlots), relocation of outlots, and various changes related to infrastructure improvements. These changes are a result of the ability of the proposed improvements to meet the City of Stillwater engineering and construction standards. Furthermore, the applicant has agreed to restrict on-street parking and a 24 foot wide street width.

The Planning Commission tabled this item to the December 3, 2019 meeting due to the following concerns:

- The number of lots being excessive in relation to the character of the area.
- Concerns that the proposed drainage system would not handle the proposed runoff and the impact on the surrounding property owners.
- Concerns that Payne Street as well as the proposed interior streets would not be able to handle the traffic load.

Additionally, staff received a revised final plat dated November 26, 2019. The applicant has noted in their resubmittal and revisions the following (per an email from Keystone Engineering on November 26, 2019):

1. A temporary earthwork easement to the north (the west pond) was unable to be obtained. This caused a combination of lots in this pond area. The existing east pond has been agreed upon through emails and the applicant is just waiting on the official signatures. So, no changes to the plat due to that pond.
2. Easements have been revised to provide access to the north for continuation. These easements have been split and the widths revised.
3. The developers will be widening Payne Street to a city standard roadway as part of their project.

City Staff also received a final set of revisions to the proposed plat on January 7, 2020. This rendition of the plat indicates lots that are somewhat larger than what was originally proposed

and that the lot layout for the development has changed. At this time, the applicant feels all of the comments from City Staff have been addressed.

**Findings:**

- 1. The proposed final plat meets all subdivision and zoning requirements with regard to the RSS zoning district
- 2. A portion of the platted area is within the FEMA designated floodplain and floodway. All floodplain development requirements apply.
- 3. The C3 Plan recommends low-density residential uses at this location. However, the character of the surrounding neighborhood has a very low density pattern of development.
- 4. The proposed density is in alignment with the RSS zoning requirements.

**Alternatives:**

- 1. Accept findings and recommend that the City Council approve the proposed Final Plat as presented.
- 2. Find that the Final Plat does not conform to the approved preliminary plat or city codes. Specify deficiencies and table to a certain date.
- 3. Find that additional information or discussion is needed prior to making a recommendation and table the request to a certain date. However, action must be taken within 45 days of the public hearing.
- 4. Find that the proposed Final Plat does not conform to city codes and the preliminary plat and recommend denial to the City Council.

**Prepared by:** Rian Harkins, Senior Planner  
**Reviewed by:** Lanc Gross, Planning Manager  
**Date of Preparation:** October 24, 2019 Revised on November 26, 2019, January 10, 2020  
**Attachments:** Area Map, Final Plat (revised)  
**Map Designation:** SE