



REPORT TO:  
STILLWATER PLANNING COMMISSION No. ANX20-01  
ISSUED BY THE COMMUNITY DEVELOPMENT DEPARTMENT - STILLWATER,  
OKLAHOMA

**Date of Meeting:** July 7, 2020

**Subject:** Annexation and Application of Zoning, Northeast corner of E 19<sup>th</sup> Avenue and S Jardot Road

**Purpose of Report:** Request review and recommendation of an annexation and a zoning designation of RSS Small Lot Single-Family Residential District to the property proposed for annexation. Property is located on the northeast corner of E 19<sup>th</sup> Avenue and S Jardot Road and will provide 120 single-family residential lots and 12 outlots.

**Background:** The applicant has presented a petition to annex approximately 51.8 acres located on the northeast corner of E 19<sup>th</sup> Avenue and S Jardot Road. The applicant has requested the zoning designation of RSS Small Lot Single-Family Residential District be applied to the property. The subject area consists of three parcels of land under three separate ownerships. Stillwater Springs is a single-family residential development that is the primary applicant for the annexation with two separate tracks situation between the development and the city limits of Stillwater. It is a requirement for any property considered for annexation to be contiguous or adjacent to the city limits. The applicant decided to pursue annexation recently after the development began construction of the homes in 2019.

**Application Processing Information:**

Applicant/Owner – Stillwater Springs, LLC

Notice – Newspress, Property Owner Letters plus County Commissioners and Oklahoma Tax Commission, Signage

Assigned Planner – Lanc Gross, Planning Manager

**Processing Track:**

Submittal Date – April 6, 2020

Planning Commission – July 7, 2020

City Council - July 20, 2020

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

Requested Zoning – RSS (Small Lot Single-Family Residential District)

Existing Use – Agriculture

Proposed Use – Residential

Lot – 51.8 acres

Buildings – Single-Family Residential under construction

**Adequate Public Facilities Findings/Improvements:**

- Streets/Traffic: The development takes access off of E 19<sup>th</sup> Avenue, which is an unpaved street.

- Transit Facilities/Bike Lanes or Trails/Sidewalks: No transit facilities, bike lanes or trails/sidewalks are in the area.
- Water Service: City water service is available along E 19<sup>th</sup> Avenue.
- Sanitary Sewer Service: City sewer service is available to the south.
- Electric: City electric service is available.
- Engineering/Drainage: Not required for annexation or zoning request.

**Applicable City Plans/Policies:**

The C<sup>3</sup> Plan: The Comprehensive Plan designates the property as Industrial (Page 10-8) Uses associated with industrial activity include manufacturing, assembly, warehousing, distribution, or maintenance of products. Heavy industrial activity is often also accompanied by outdoor activity areas or storage.

**Discussion:** This proposed annexation is a petition by the property owner asking for the property to be annexed into the corporate limits of the City of Stillwater. The development consists of 120 single-family residential homes with 12 outlots. The development has been under construction since the fall of 2019 and the houses will be all owned by Stillwater Springs, LLC with a Rent-to-Own status. The developer has been working toward securing water and sanitary sewer connection and believes they will be able to tie into the City of Stillwater water and sewer infrastructure. The lots range in size from approximately 6,577 square feet to 17,169 square feet.

**Findings:**

1. The requested RSS zoning district is not compatible with the C<sup>3</sup> Plan.
2. The annexation with the RSS classification fulfills an identified need of additional residential properties for growth.

**Alternatives:**

1. Accept findings and recommend that the City Council approve the annexation along with the proposed zoning designation as presented.
2. Find that the annexation and the zoning designation 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.

**Prepared by:** Lanc Gross, Planning Manager  
**Reviewed by:** Rian Harkins, Senior Planner  
**Date of Preparation:** May 11, 2020  
**Attachments:** Area/Zoning Map and Plat  
**Map Designation:** SE