



REPORT TO:  
STILLWATER PLANNING COMMISSION No. SUB20-19

ISSUED BY THE COMMUNITY DEVELOPMENT DEPARTMENT - STILLWATER, OKLAHOMA

**Date of Meeting:** November 17, 2020

**Subject:** Final Plat: Baymere Addition

**Purpose of Report:** The applicant requests review and approval of a Final Plat, known as the Baymere Addition. This application will subdivide the property into six (6) commercial lots at 1220 West 12<sup>th</sup> Avenue.

**Background:** The Preliminary Plat for this development was approved by the Planning Commission on March 26, 2019. A Preliminary Planned Unit Development (PUD) was approved on February 5, 2018, by City Council. The approved PUD allows for the construction of a professional office park and a pharmacy. The development will consist of 6 single-story residential style structures. The site currently has a pharmacy that has opened within the last two years but the overall development has not completed the final plat process.

The Final Plat is the next piece of development to take place as part of a larger Planned Unit Development.

**Application Processing Information:**

Applicant/Owner – Baymere, LLC  
Notice – No notice required per City Code  
Assigned Planner – Rian Harkins, Senior Planner

**Processing Track:**

Preliminary Plat Approval – March 26, 2019  
Submittal Date – October 19, 2020  
Planning Commission – November 17, 2020

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

Zoning – O Office Zoning District, Sec 23.150 and General Commercial, Sec. 23-153  
Existing Use – Pharmacy and Undeveloped  
Proposed Use – Retail and Office  
Lot – 2.34 acres

**Adequate Public Facilities Findings/Improvements:**

- **Streets/Traffic:** The property has frontage on both 11<sup>th</sup> and 12<sup>th</sup> Avenue. An access easement will serve as the interior street and will provide a connection to 12<sup>th</sup> Avenue
- **Transit Facilities/Bike Lanes or Trails/Sidewalks:** A 10 foot wide trail/sidewalk is in place along 12<sup>th</sup> Avenue that runs west to Western and east to Duck.
- **Water Service:** City water service is available along 11<sup>th</sup> and 12<sup>th</sup> Avenue.
- **Sanitary Sewer Service:** City sewer service is available at the proposed development site from 12<sup>th</sup> Avenue as well as a main running along the east boundary of the property.

- Electric: City electric service is available along both 11<sup>th</sup> and 12<sup>th</sup> Avenue.
- Engineering/Drainage: Submitted and approved previously with the Planned Unit Development.

**Applicable City Plans/Policies:**

The C<sup>3</sup> Plan: Low-Density Residential (Page 10-8). The future land use plan calls for commercial on the south side of 12<sup>th</sup> Avenue and low density residential on the north side of the street. However, the low density residential classification also allows for neighborhood scale commercial on a limited basis.

**Discussion:** The proposed development was originally approved as part of a PUD established in 2018. The proposed lots range from 13000 to almost 24,000 square feet in size. The proposed development will utilize an access/egress easement in place of a street and will be hard surfaced. The proposed development will consist of small offices and a small retail building situated on a small tract of land surrounded by residential uses on three sides and medical offices associated with the south campus of Stillwater Medical Center across 12<sup>th</sup> Avenue.

**Findings:**

1. The proposed layout of the final plat potentially meets subdivision and zoning requirements.
2. Subdivisions containing more than 30 lots are required by code to provide two points of access to the development. This development will not be required to meet this requirement.
3. The C3 Plan recommends low-density residential uses at this location. The current land use in this area is a mix of residential, commercial, and office.
4. The proposed density is in alignment with the CG and O zoning district requirements.

**Alternatives:**

1. Accept findings and approve the proposed final plat as presented.
2. Accept findings and approve the proposed final plat with conditions.
3. Reject findings and deny the proposed final plat as presented.
4. Find that additional information or discussion is needed prior to making a decision and table the request to a certain date noting that action must be taken within 60 days of the public hearing.

**Prepared by:** Rian Harkins, Senior Planner  
**Reviewed by:** Lanc Gross, Planning Manager  
**Date of Preparation:** November 10, 2020  
**Attachments:** Area Map, Final Plat,  
**Map Designation:** SW