



REPORT TO:
STILLWATER PLANNING COMMISSION No. SUB20-15

ISSUED BY THE COMMUNITY DEVELOPMENT DEPARTMENT - STILLWATER,
OKLAHOMA

Date of Meeting: December 1, 2020

Subject: Final Plat: Frye Farms Section 1

Purpose of Report: The applicant requests review and approval of a Final Plat, known as Frye Farms Section 1, to subdivide property into 102 single-family residential lots and one outlot as part of the first development phase.

Background: This Final Plat is the first section to move forward from a preliminary plat at the northeast corner of the intersection of W. 32nd Avenue and S. Western Road, known as Frye Farms, to subdivide property into 102 single-family residential lots and one outlot. The preliminary plat was approved in February 2020 after considerable discussion regarding drainage and infrastructure.

The improvement plans were resubmitted on November 23, 2020 and staff has not had the opportunity to review the plans at the time this report was created.

Application Processing Information:

Applicant/Owner – OKC L Development, LLC

Notice – No notice required per City Code

Assigned Planner – Rian Harkins, Senior Planner

Processing Track:

Preliminary Plat Approval May 12, 2020

Submittal Date – September 4, 2020

Planning Commission – November 3, 2020 (original date), deferred to December 1, 2020

Project/Site Design Data/Details:

Zoning – RSS Small Lot Single Family Residential, Sec 23.137

Existing Use – Vacant/Agricultural (pasture)

Proposed Use – Single Family Residential

Lot – 102 residential lots on 19.58 acres

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property has frontage on Western Road and 32nd Avenue.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: None currently exist. Sidewalk is required along Western Ave per Section 23-356.
- Water Service: City water service is available along Western Road.
- Sanitary Sewer Service: City sewer service is proposed to be connected to a line on the north side of 26th Avenue. The connection to this line is accomplished with gravity flow into a lift station in the adjacent Park Valley subdivision.
- Electric: City electric service is available along Western Road.
- Engineering/Drainage: Submitted.

Applicable City Plans/Policies:

The C³ Plan: Low-Density Residential (Page 10-8). The Comprehensive Plan's Future Land Use Map notes that the area is forecasted to contain high density residential. This classification notes between 12 and 125 dwelling units per acre. The Comprehensive Plan also indicates that neighborhood and convenience based commercial may be located within this classification.

Discussion: Phase 1 of the proposed plat will allow for 102 lots to be used as single-family residential and one outlot. Access to interior lots will be from a proposed local streets that connects to S. Western Road and eventually to W. 32nd^h Avenue. The proposed lots range from 5,000 to 7,000 square feet in size.

This original preliminary plat submitted in this area was to the immediate south of the proposed Park Valley preliminary plat that was also given conditional approval by the planning commission. With the submittal of the first phase of the final plat, staff identified a number of issues with the proposed improvement plans as well as corrections that need to be made to the final plat. At the time of the original review by the Planning Commission, the requested changes had not been addressed, and the item was deferred until the December 1, 2020 meeting. The staff comment letter outlining the issues with the final plat and infrastructure improvements was attached to the staff report at that time, but unfortunately have not been addressed at the time the staff report was developed for this meeting.

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 achieve that with a connection to S. Western Street and one to the south of the development.
3. The C3 Plan recommends low-density residential uses at this location. The current land use in this area is residential and agriculture.
4. The proposed density is in alignment with the RSS zoning requirements.

Alternatives:

1. Accept findings and approve the proposed final plat as presented.
2. Reject findings and deny the proposed final plat as presented.
3. 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:	October 26, 2020
Attachments:	Area Map, Final Plat, Staff Comment letter
Map Designation:	SW