



REPORT TO:
STILLWATER PLANNING COMMISSION No. SUB20-18

ISSUED BY THE COMMUNITY DEVELOPMENT DEPARTMENT - STILLWATER,
OKLAHOMA

Date of Meeting: December 1, 2020

Subject: Preliminary Plat: Berry Creek

Purpose of Report: The applicant requests review and approval of a preliminary plat located at the northeast corner of 19th Avenue and Sangre Road, known as Berry Creek. The proposal is to subdivide property into fourteen single-family residential lots and two commercial lots.

Background: The property is located in the southwest portion of Stillwater. The property is mostly zoned CG, Commercial General with the northern corner being zoned RS3 with a PUD from a previous zoning code (This PUD has recently completed an amendment process). This area is part of a mixed-use region, with many commercial and residential uses in the area. The property is currently undeveloped with a portion of the subject property located within a floodplain.

Application Processing Information:

Applicant/Owner – Mike Loftis

Notice – Letters mailed to property owners within 300 feet

Assigned Planner – Rian Harkins, Senior Planner

Processing Track:

Submittal Date – October 19, 2020

Planning Commission – December 1, 2020

Project/Site Design Data/Details:

Zoning – CG Commercial General, Sec. 23-153 and RSS Small Lot Single-Family, Sec. 23-137 (PUD originally zoned RS3)

Existing Use –Undeveloped

Proposed Use – Single-Family Residential

Lot – 12.39 acres

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property has frontage on 19th Avenue.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: The OSU transit brown bus route runs along 19th Avenue on a 60 minute frequency. Sidewalks are located along 19th Avenue as well.
- Water Service: City water service is available.
- Sanitary Sewer Service: City sewer service is available.
- Electric: City electric service is available.
- Engineering/Drainage: Submitted.

Applicable City Plans/Policies:

The C³ Plan: Commercial (Page 10-8) and Low Density Residential are shown on the Future Land Use Plan. The commercial designation in this section of the community is noted to be at major intersections, with residential land uses located off of the intersections. The low density land use classification includes single family residential, two family dwellings, and multiple family dwelling up to 20 units per acre.

Discussion: The proposed plat will allow for 16 total lots, 14 single-family residential lots and 2 commercial lots. The property is bordered on the north and west by a floodplain (which will remain undeveloped). Access to interior lots for Block 3 will be from a proposed local street that connects to 19th Avenue. Access to the lots for Block 1 will be from a continuation of the existing Cypress Mill Avenue. Each of the proposed residential lots in Block 3 range from 10,545 to 19,115 square feet. The lots in Block 4 range from 14,973 to 22,594 square feet. The proposed plat is in line with the PUD which was recently amended. The amended PUD allows for the majority of the Planned Unit Development to be residential, with commercial located at the major intersection located at the southwest corner of the PUD. The lots within the preliminary plat constitute the residential part of the PUD, and are zoned RSS, Residential Small Lot Single Family.

Findings:

1. The proposed preliminary plat meets the subdivision and zoning requirements.
2. Subdivisions under 30 lots are not required by code to provide two points of access to the development.
3. The C3 Plan recommends commercial uses at this location. However, the proposed development would tie-in to the existing uses of commercial to the west and residential to the east.
4. The proposed density is in alignment with the RSS zoning requirements.
5. A turn-around is proposed at the end of the interior street to allow emergency vehicles proper access.

Alternatives:

1. Accept findings and approve the proposed preliminary plat as presented.
2. Reject findings and deny the proposed preliminary 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:	November 20, 2020
Attachments:	Area Map, Preliminary Plat
Map Designation:	SW