



REPORT TO:
STILLWATER PLANNING COMMISSION No. PZ-17-2166

ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

Date of Meeting: February 21, 2017

Subject: Specific Use Permit: 823 W 11th Ave

Purpose of Report: The applicant requests review and approval of a Specific Use Permit to allow Food Services in the requested Office district (O) at property addressed as 823 W 11th Ave.

Background: The applicant seeks to use the property as a residence as well as for a food trailer, seating, and BBQ pit. The existing house on the property would remain. The accessory building adjacent to the house would be removed.

The property was historically used as a restaurant prior to the zoning regulations; however, the use evidently lost the legal-non-conforming status at some point. The Board of Adjustment approved a variance to allow the applicant to sell carry-out food from the property as a home occupation in 1990.

In order to re-establish and expand on the restaurant use, the applicant applied for a Map Amendment in 1991 to rezone to a commercial district. However, the request was remanded to the Planning Commission for the applicant to prepare a PUD, Planned Unit Development application. In 1992, two variances related to the development of the restaurant were approved by the Board of Adjustment.

Application Processing Information:

Applicant/Owner – Bobby and Joyce Douglas
Notice – Property owners within 300’ and notice in the NewsPress
Assigned Planner – Tom Coots, Planner 1

Processing Track:

Submittal Date – January 18, 2017
Planning Commission – February 21, 2017
City Council - April 17, 2017

Project/Site Design Data/Details:

Zoning – Currently RSS, Residential Small-lot Single-family district; O, Office district is pending, Sec 23.150
Existing Use – Residential
Proposed Use – Residential and Commercial for Food Services
Lot – 14,000 sq. ft.
Buildings – One house and one accessory building (to be removed)
Parking – Use of the adjacent public parking for Southern Woods Park is proposed.

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property has frontage on 11th Ave, a local street; and Washington St, a minor collector.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: Sidewalks must be constructed with development. The sidewalk will connect to the public parking lot.
- Water Service: City water service is available.

- Sanitary Sewer Service: City sewer service is not directly available to the property. The property has an on-site wastewater system. The food trailer would use an on-board wastewater tank.
- Electric: City electric service is available.
- Engineering/Drainage: Not required for a Map Amendment.

Applicable City Plans/Policies:

The C³ Plan: Park/Open Space (Page 10-8)

Discussion: The Specific Use Permit application was received concurrently with an application for a Map Amendment to rezone the property to the O, Office district.

The property is surrounded on the north, east, and south sides by Public zoned property and Southern Woods Park. A public parking lot is located adjacent to the property to the east. The parking lot is requested to serve as the parking for the proposed food trailer.

The addition of the food trailer adjacent to the park should be compatible due to the scale of the proposed operation. The food trailer may be permanent and may retain the ability to move around like a traditional food truck.

The property is completely within the FEMA 100 year floodplain. Any development must meet the floodplain development regulations.

Findings:

1. A Specific Use Permit is required to allow Food Services as a permitted use in the O, Office district.
2. The scale and nature of the proposed use should be compatible with the area.
3. Food services have been provided on the property for many years in the past.
4. The requested map amendment must be approved and effective for the specific use permit to be issued.
5. Parking is available on adjacent City-owned property.

Alternatives:

1. Accept findings and recommend that the City Council approve the proposed Specific Use Permit and approve the use of parking on adjacent City-owned property with the condition that the SUP not be issued until the map amendment process is completed.
2. Accept findings and recommend that the City Council approve the proposed Specific Use Permit with conditions to mitigate any impact of the proposed use.
3. Find that the Specific Use Permit 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 Specific Use Permit.
4. Find that additional information or discussion is needed prior to making a recommendation and table the request to a certain date.

Prepared by: Tom Coots, Planner I
Reviewed by: Paula J. Dennison, Development Services Director
Date of Preparation: February 14, 2017
Attachments: Area Map, Site Plan
Map Designation: SW