



REPORT TO:
STILLWATER PLANNING COMMISSION No. PZ-17-2191

ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

Date of Meeting: May 2, 2017

Subject: Map Amendment: 702 S Jardot Rd

Purpose of Report: The applicant requests review and approval of a Map Amendment to rezone property addressed as 702 S Jardot Rd from the MH, Mobile/Manufactured Home district to the RTM, Residential Two-family and Multi-family district.

Background: The property was used as a mobile home park from the 1970's until 2015, when all the homes and structures were removed from the property. The property is now vacant; however there remain the access roads and underground utilities.

Application Processing Information:

Applicant - Jennifer McCabe of Excel Development Group
Owner – Gaylene Hargrove of Goodgrove Companies, Inc.
Notice – Property owners within 300' and notice in the NewsPress
Assigned Planner – Tom Coots, Planner 1

Processing Track:

Submittal Date – April 10, 2017
Planning Commission – May 2, 2017
City Council - May 15, 2017

Project/Site Design Data/Details:

Zoning – MH, Mobile/Manufactured Home to RTM, Residential Two-family and Multi-family
Existing Use – Vacant, all structures demolished
Proposed Use – Multi-family
Lot – about 8.9 acres

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property has frontage on Jardot Rd, a minor collector. The property is also adjacent to the unbuild right-of-way of 7th Ave and is divided by the unbuild right-of-way of Payne Street.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: Jardot Rd is a designated bicycle route. Sidewalks are located adjacent to the property on Jardot Rd.
- Water Service: City water service is available.
- Sanitary Sewer Service: City sewer service is available.
- Electric: City electric service is available.
- Engineering/Drainage: Not required for a Map Amendment.

Applicable City Plans/Policies:

The C³ Plan: Low-Density residential (Page 10-8)

Discussion: The subject property is adjacent to CG, Commercial General zoning on the north side; MH, Mobile/Manufactured Home zoning on the south and east sides; and RSS, Residential Small-lot Single-family zoning on the west side. The RSS zoned properties to the west are currently undeveloped.

A multi-family zoning may be appropriate between the higher intensity commercial uses and the lower intensity MH district uses. The RTM district allows the least density of the multi-family zoning districts, with up to 20 units per acre. The Comprehensive Plan indicates that the property is appropriate for low-density residential uses.

Findings:

1. The subject property is between higher intensity commercial zoning (CG) and a lower intensity residential district (MH).
2. The request is supported by the C3 Plan, being a buffer between commercial and lower density areas.
3. The C3 Plan recommends a density of not more than 20 units per acre. RTM zoning allows multi-family densities of up to 20 units per acre.

Alternatives:

1. Accept findings and recommend that the City Council approve the proposed map amendment as presented.
2. Find that the map amendment 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:	Tom Coots, Planner I
Reviewed by:	Paula J. Dennison, Development Services Director
Date of Preparation:	April 25, 2017
Attachments:	Area Map, Zoning Comparison Table
Map Designation:	SE