



REPORT TO:
STILLWATER PLANNING COMMISSION No. PZ-17-2189

ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

Date of Meeting: June 6, 2017

Subject: Map Amendment: 700 block of Stanley St and Gray St.

Purpose of Report: The applicant requests review and approval of a Map Amendment to rezone all properties on the 700 block between Stanley and Gray Streets from the RSS, Residential Small-lot Single-family and O, Office districts to the P, Public district.

Background: Stillwater Medical Center (SMC) purchased all the properties on the block (Stanley, Gray, 7th, 8th) in anticipation of expansion of the hospital functions to the property. The 6th Ave SMC Campus is zoned P, Public.

Application Processing Information:

Applicant/Owner – Steven Taylor of Stillwater Medical Center
Notice – Property owners within 300’ and notice in the NewsPress
Assigned Planner – Tom Coots, Planner 1

Processing Track:

Submittal Date – April 4, 2017
Planning Commission – June 6, 2017; postponed from May 16, 2017
City Council - June 19, 2017; postponed from June 5, 2017

Project/Site Design Data/Details:

Zoning – RSS, Residential Small-lot Single-family and O, Office to P, Public (Sec 23.171)
Existing Use – 6 Single-family houses and a medical office
Proposed Use – Public use as a part of the SMC Campus
Lot – 9 properties, totaling 2 acres in size

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The properties front on 7th and 8th Avenues and Gray and Stanley Streets, all local streets.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: Sidewalks are currently located on Gray, Stanley, and 7th Ave. Sidewalks on 8th Ave may be required at development. 7th Ave is served by the OSU Brown Route.
- 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: Commercial (Page 10-8)

Discussion: The Public zoning district is intended for properties which are owned by the city or other governmental agency and used for the benefit of the general public. The Stillwater Medical Center Board has identified the subject property as being essential for the support of the 6th Ave SMC Campus in the long range plan for the facility.

The C3 Plan identifies the properties as being appropriate for commercial uses, which would include medical facilities and supporting facilities.

Findings:

1. The Public zoning district is used for government-owned properties for uses that benefit the general public.
2. The entire block is currently owned by the Stillwater Medical Center, which is an authority granted by the City Council.
3. The use of the property for medical and supporting facilities is in compliance with the C3 Plan.

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: June 1, 2017
Attachments: Area Map
Map Designation: SW