



REPORT TO:
STILLWATER PLANNING COMMISSION No. PZ-17-2211

ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

Date of Meeting: July 18, 2017

Subject: Map Amendment: 1205 S Husband PI

Purpose of Report: The applicant requests review and approval of a Map Amendment to rezone property addressed as 1205 S Husband Place from CG-BID, Commercial General district within the Business Improvement District overlay to RT, Two-family Residential district within the Business Improvement District overlay.

Background: The property is currently vacant/undeveloped. The applicant would like to construct a duplex on the property. The property is within the BID, Business Improvement District overlay and will continue to be within the overlay as a rezoning of the underlying zoning district does not affect the BID overlay.

Application Processing Information:

Applicant/Owner – Justin Stuever

Notice – Property owners within 300' and notice in the NewsPress

Assigned Planner – Tom Coots, Planner 1

Processing Track:

Submittal Date – June 30, 2017

Planning Commission – July 18, 2017

City Council - August 7, 2017

Project/Site Design Data/Details:

Zoning – CG-BID, Commercial General district within the Business Improvement District overlay to the RT-BID, Two-family Residential district within the Business Improvement District overlay. Sec 23.138

Existing Use – vacant/undeveloped

Proposed Use – Residential duplex

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property has frontage on Husband Place, a local street.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: The property is adjacent to a sidewalk along Husband Place.
- 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 property is located adjacent to residential uses on the north, west, and south sides. However, the entire block on which the property is located is zoned CG, Commercial General. The residential areas to the west and north are currently zoned RT, Two-family Residential. The property is separated from commercial uses by the alley on the east side. Duplexes are located on the lots to the north of the property.

The C3 Plan indicates that the area is appropriate for commercial uses, however, no commercial uses have been developed on the block west of the alley, on the block to the west of the property, or on the properties along 12th Ave to the north of the block in which the property is located.

Findings:

1. The C3 Plan indicates that the property is appropriate for commercial uses.
2. No commercial uses are established in the neighborhood to the west of the alley on the east side of the subject property.
3. The property is within the BID, Business Improvement District overlay and will continue to be in the overlay as rezoning of the underlying zoning district does not affect the BID overlay.

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:	July 13, 2017
Attachments:	Area Map, Zoning Comparison Table
Map Designation:	SE