



REPORT TO:
STILLWATER PLANNING COMMISSION No. PZ-17-2213

ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

Date of Meeting: July 18, 2017

Subject: Map Amendment: 2224 W 6th Ave

Purpose of Report: The City of Stillwater requests review and approval of a Map Amendment to rezone property addressed as 2224 W 6th Ave from the RSS, Residential Small-lot Single-family district and within the Westwood Neighborhood Conservation Overlay district to the P, Public district.

Background: The property was gifted to the city for the purpose of erecting entry or welcome signage. The property is expected to be used for this public use in perpetuity. Public zoning is used for properties which are used for public uses. The house which was on the lot was recently demolished.

Application Processing Information:

Applicant/Owner – City of Stillwater

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 – RSS, Residential Small-lot Single-family district within the Westwood Neighborhood Conservation Overlay to the P, Public district. Sec 23.171

Existing Use – Vacant/undeveloped

Proposed Use – Entry/welcome signage

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property has frontage on 6th Ave and Western Rd, both principal arterials.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: The property is adjacent to the OSU Purple 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 property is now owned by the City of Stillwater to be used for public use. A large entry/welcome sign is planned to be placed on the property at the intersection of 6th Ave and Western Rd.

With a rezoning away from RSS, the property will automatically be removed from the Westwood Neighborhood Conservation Overlay district. The public use of the property should not negatively impact the intent of the overlay district.

Findings:

- 1. The property is owned by the City of Stillwater.
- 2. The Public district is intended for properties which accommodate public uses.

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
Map Designation:	SW