



REPORT TO:
STILLWATER PLANNING COMMISSION No. PZ-17-2218

ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

Date of Meeting: August 1, 2017

Subject: Map Amendment, 1215 S Western Rd, RSS to O

Purpose of Report: The applicant requests review and approval of a Map Amendment to rezone property at 1215 S. Western Road from RSS (Residential Small Lot Single Family) to O (Office).

Background: The property is the Westhaven Nursing and Rehabilitation Facility. The health care and social assistance use of the property is a legal non-conforming use in the RSS zoning district.

Application Processing Information:

Applicant - Health Systems of Oklahoma, LLC

Owner – CSE Stillwater, LLC

Notice – Property owner letters within 300', Newspress, signage

Assigned Planner – Patty Evans, Planner II

Processing Track:

Submittal Date – July 14, 2017

Planning Commission – August 1, 2017

City Council - August 21, 2017

Project/Site Design Data/Details:

Existing Zoning – RSS (Residential Small Lot Single Family)

Requested Zoning – O (Office)

Existing Use – Health Care and Social Assistance (nursing home)

Proposed Use – Health Care and Social Assistance (nursing home)

Lot – 2.69 acres

Buildings – One main structure and four small accessory structures.

Parking – Adequate parking for use

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property fronts onto Western Road with 12th Avenue as a secondary frontage.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: Sidewalks are located on Western and 12th. The property is adjacent to a bike and transit 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.

Applicable City Plans/Policies:

The C³ Plan: Commercial (Page 10-8)

Discussion: Due to the property being developed approximately 40 years ago, the health care and social assistance use is considered a legal non-conforming use. Health care and social assistance uses are allowed by right in the Office zoning district; therefore, allowing alterations to the structure and property. The property is adjacent to the Office zoning district on the north and west with Commercial General on the south and RSS on the east.

Findings:

- 1. The use is currently a legal non-conforming use.
- 2. The C3 Plan indicates that the property is appropriate for commercial uses.
- 2. Commercial zoning districts are adjacent to the property.
- 3. The Office zoning district will bring the property into compliance as a legal use.

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:	Patty Evans, Planner II
Reviewed by:	Paula J. Dennison, Development Services Director
Date of Preparation:	July 27, 2017
Attachments:	Area map
Map Designation:	SW
Related Reports:	None