



REPORT TO:  
STILLWATER PLANNING COMMISSION No. PZ-17-2215

ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

**Date of Meeting:** August 15, 2017

**Subject:** Map Amendment, 1121 S Western Rd, RSS to O

**Purpose of Report:** The applicant requests review and approval of a Map Amendment to rezone property addressed as 1121 S Western Road from RSS (Residential Small Lot Single Family) to O (Office).

**Background:** The property's structure has been used as a residence till recently. The property is now vacant and is for sale.

**Application Processing Information:**

Applicant - Beverly S. Haston

Owner – Beverly S. Haston

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

Assigned Planner – Patty Evans, Planner II

**Processing Track:**

Submittal Date – July 10, 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 – Residential

Proposed Use – Unknown

Lot – 0.9 acres

Buildings – One main structure and three accessory structures.

**Adequate Public Facilities Findings/Improvements:**

- Streets/Traffic: The property fronts onto Western Road.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: A sidewalk is located at the south property line that connects to the 12<sup>th</sup> Avenue sidewalk. The property is within ½ block of 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 C<sup>3</sup> Plan: Commercial (Page 10-8)

**Discussion:** The property is adjacent to Office zoning on the south and Small Lot Single Family on the west, north and east. The property is for sale and the owner has had some interest in what the property could be used for other than residential due to the location and size of the property.

Western Road is a section-line road and is classified as a minor arterial. Commercial uses are encouraged to locate along arterial roads.

**Findings:**

1. The subject property is located adjacent to O (Office) and RSS (Residential Small Lot Single Family) zoning.
2. The C3 Plan indicates Commercial along Western Road including the subject parcel.
3. Western Road is a section-line road and classified as a minor arterial.
4. The location and size of the property provides the opportunity for redevelopment.

**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.

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