



REPORT TO:  
STILLWATER PLANNING COMMISSION No. PZ-17-2262

ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

**Date of Meeting:** December 5, 2017

**Subject:** Map Amendment, 423 W 8th Ave.

**Purpose of Report:** The applicant requests review and approval of a Map Amendment to rezone property addressed as 423 W 8th Avenue from RT, Residential Two-Family to RMI, Residential Multi-Family Intermediate.

**Background:** The property is an approximately 2,900 sq. ft. house with eight bedrooms and four baths that previously served as the Center for Domestic Violence. The property owner that bought the property from Domestic Violence illegally modified the house to three dwelling units. The current property owner would like to retain the three apartments.

**Application Processing Information:**

Applicant - Jon & Dana Vaught

Owner – Jon & Dana Vaught

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

Assigned Planner – Patty Evans, Planner II

**Processing Track:**

Submittal Date – November 15, 2017

Planning Commission – December 5, 2017

City Council - December 18, 2017

**Project/Site Design Data/Details:**

Current Zoning – RT, Residential Two-Family

Requested Zoning – RMI, Residential Multi-Family Intermediate

Existing Use – Three dwelling units

Proposed Use – Three dwelling units

Lot – 4,899 sq. ft., 0.11 acres

Buildings – Approximately 2,900 sq. ft. residential structure, three storage buildings

Parking – No on-site parking available

**Adequate Public Facilities Findings/Improvements:**

- **Streets/Traffic:** The property is located on the corner of West 8<sup>th</sup> Avenue and South West Street.
- **Transit Facilities/Bike Lanes or Trails/Sidewalks:** Sidewalks are located on both streets and the property is located one block from a bike route. A transit route is located one block from the property.
- **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 map amendment.

**Applicable City Plans/Policies:**

The C<sup>3</sup> Plan: High-Density residential (Page 10-8)

**Discussion:** The use of the structure was illegally converted from a single family residence with eight bedrooms and four baths into three apartments. The property is zoned RT, Residential Two-Family so the current owner could legally convert the structure to a duplex. The property owner prefers to keep the three apartments, thus, the reason for requesting the rezoning to RMI. Due to the size of the property, the RTM zoning district would not allow the number of units per acre; therefore, the request is for the RMI zoning district. RMI allows up to 50 dwelling units per acre.

The surrounding zoning districts include RSS, Residential Small Lot Single Family and RT, Residential Two-Family. The Office zoning district is located in the same block as the subject property.

The required parking is an issue with three dwelling units. Assuming the apartments are divided with two apartments having three bedrooms and one apartment with two bedrooms, the on-site parking requirements are seven parking spaces. The property currently does not have any on-site parking due to the garage being converted to living space and the setback of the house is approximately ten feet from the property line.

**Findings:**

1. The RMI zoning district is compatible with the C3 Plan of High-Density Residential.
2. The structure was converted from a single family home to three apartments.
3. The current zoning allows a duplex.
4. The RMI district was requested to allow the number of units per acre.
5. No parking is provided on the premises.

**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.
4. Find that a less intensive zoning district is available and recommend such zoning district to the City Council.

<b>Prepared by:</b>	Patty Evans, Planner II
<b>Reviewed by:</b>	Paula J. Dennison, DS
<b>Date of Preparation:</b>	November 27, 2017
<b>Attachments:</b>	Area zoning map, Zoning Comparison Table
<b>Map Designation:</b>	SW
<b>Related Reports:</b>	None