



REPORT TO:  
STILLWATER PLANNING COMMISSION No. MA18-06

ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

**Date of Meeting:** September 18, 2018

**Subject:** Map Amendment: 1504 W. 8<sup>th</sup> Avenue

**Purpose of Report:** The applicant requests review and approval of a Map Amendment to rezone a property addressed as 1504 W 8<sup>th</sup> Ave from the RSS, Residential Small Lot Single Family district to the O, Office district.

**Background:** The residential structure was constructed in 1948 and is on the northwest corner of W 8<sup>th</sup> Avenue and South Gray Street. Office zoning exists to the south of the subject site with Public zoning to the east and west and RSS zoning to the north. The request is to utilize the property for office use.

**Application Processing Information:**

Applicant – Karen Burr

Owner – Karen Burr

Notice – Letters to property owners within 300 feet, notice in the NewsPress and posted signage

Assigned Planner – Patty Evans, Planner II

**Processing Track:**

Submittal Date – August 15, 2018

Planning Commission – September 18, 2018

City Council - October 1, 2018

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

Existing Zoning – RSS, Residential Small Lot Single Family

Requested Zoning – O, Office

Existing Use – Residential and Home Occupation

Proposed Use – Offices

Lot – 8018.51 square feet, 0.18 acre

Buildings – One existing structure

Parking – Two existing parking spaces

Sign – None

**Adequate Public Facilities Findings/Improvements:**

- Streets/Traffic: The property has two street frontages, W 8<sup>th</sup> Ave and S Gray Street.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: The property is located one block from a bicycle route and a bus 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 C<sup>3</sup> Plan: Commercial (Page 10-8)

**Discussion:** The property has been used as residential along with a home occupation use. The property owner wishes to rezone the property to an office zoning district. Although there are no specific plans the property owner has for the property, it is a move to open additional opportunities for development.

The Office zoning district is typically viewed as a transition zone between less intense uses and more intense uses. In this case, the area is transitioning and this request will further the transition. The property is not within the area under review for possible Conservation Overlay district or Mixed-Use Overlay district.

The property is currently zoned RSS, with RSS to the north, Public to the east and west and Office to the south. The property is across the street from the new hospital parking lot. The area between 7<sup>th</sup> Avenue and 9<sup>th</sup> Avenue is transitioning to office or public uses due to the hospital, Health Department and many medical offices and pharmacies in the area. Although the adjoining property on the north is zoned RSS, office uses are more compatible with the similar uses in the immediate area.

**Findings:**

1. Office, public and RSS zoning exists on adjacent properties.
2. Office zoning supports the commercial future land use of the C<sup>3</sup> Plan.
3. The area is transitioning due to the many medical uses in the area.
4. Office uses are compatible with other similar uses in the area.

**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, DS
<b>Date of Preparation:</b>	September 10, 2018
<b>Attachments:</b>	Area Map, Zoning Comparison Table
<b>Map Designation:</b>	SW