



REPORT TO:  
STILLWATER PLANNING COMMISSION No. MA21-02

ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

**Date of Meeting:** June 1, 2021

**Subject:** Map Amendment: 501 E 14<sup>th</sup> Avenue

**Purpose of Report:** The applicant requests review and approval of a Map Amendment to rezone property addressed as 501 E 14<sup>th</sup> Avenue from O Office Zoning to RT Two-Family Residential.

**Background:** The property is situated at the southeast corner of the intersection of S Fern Street and 14<sup>th</sup> Avenue. The subject property has been the location of a duplex residence as well as a daycare for some time.

**Application Processing Information:**

Applicant – Larry & Lorraine Jimison

Owner – Same

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

Assigned Planner – Rian Harkins, Senior Planner

**Processing Track:**

Submittal Date – April 30, 2021

Planning Commission – June 1, 2021

City Council - July 12, 2021

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

Zoning – O Office, Section 23-150

Proposed Zoning – RT, Two-Family Residential, Sec. 23.138

Existing Use – Residential

Proposed Use – Two-Family Residential

Lot size – Approximately 0.20 acres or 8,745 sq. ft.

Parking – N/A

**Adequate Public Facilities Findings/Improvements:**

- Streets/Traffic: The property has access to 14<sup>th</sup> Avenue and S Fern Street, both local streets.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: The OSU transit service Scarlet Route runs two blocks away along 12<sup>th</sup> Avenue on a 60 minute frequency.
- Water Service: City water service is available to the west along S Fern Street.
- Sanitary Sewer Service: City sewer service is available to the north along 14<sup>th</sup> Avenue.
- Electric: City electric service is available
- Engineering/Drainage: N/A

**Applicable City Plans/Policies:**

The Future Land Use Map within the Comprehensive Plan indicates that the desired land use within this part of the community is low density. The subject site is bordered by a mixture of residential uses to the north and south, with a pocket of light industrial uses to the west and commercial uses to the east.

**Discussion:** The applicant requests review and approval of a Map Amendment to rezone property addressed as 501 E 14<sup>th</sup> Avenue from O Office Zoning to RT Two-Family Residential.

The subject site is currently an area of spot zoning, and is surrounded by a mixture of residential land uses and zoning districts, along with commercial uses and zoning to the east of the site. Residential uses are single family in nature, and can be found to the north and south of the subject property. The zoning districts surrounding the subject site are:

- North and South – Small Lot Single-Family Residential,
- East – CG General Commercial
- West – IL Light Industrial

The existing residence has been a duplex rental property and an in-home day care for a number of years. At this time, the current occupants desire to purchase the property and continue the current daycare operations. However, the O Office Zoning district does not allow for single family residential uses, making it a non-conforming use. Additionally, the RT Two-Family Residential district allows for single-family residential as a permitted use. The daycare is allowed in the RT zoning district with an approved Specific Use Permit. However, because it has been operating within the O Office Zoning as a permitted use, Staff is of the opinion that the daycare can operate at the current operating capacity as a non-conforming use and would need to obtain an SUP if the daycare were to ever expand.

Although the Map Amendment does create an island or “spot” of RT zoning, staff supports the application because it is less dense than the current Office Zoning District, and the proposed zoning district is more in line with the Future Land Use Element of the Comprehensive Plan.

**Findings:**

1. The Land Development Code allows for rezoning of land via Map Amendments.
2. RT is a less intense zoning district than the current Office Zoning District.
3. The proposed Map Amendment will allow for the additional single family dwelling on the property to be a conforming use.
4. The Map Amendment will help allow for development on the site in a manner that is compliant with the land development code.
5. The Comprehensive Plan calls for low density residential uses in this 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.

**Prepared by:** Rian Harkins, Senior Planner  
**Reviewed by:** Lanc Gross, Planning Manager  
**Date of Preparation:** May 19, 2021  
**Attachments:** Area Map, Zoning Comparison Chart  
**Map Designation:** SE