



REPORT TO:  
STILLWATER PLANNING COMMISSION No. MA21-11

ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

**Date of Meeting:** October 5, 2021

**Subject:** Map Amendment: 2003 W. 6<sup>th</sup> Avenue & 610 S. McFarland Street

**Purpose of Report:** The applicant requests review and approval of a Map Amendment to rezone properties addressed as 2003 W. 6<sup>th</sup> Avenue & 610 S. McFarland Street from Office (O) & Multi-Family Intermediate (RMI) to Commercial Shopping (CS) Zoning.

**Background:** The subject property is located on the southwest corner of 6<sup>th</sup> Avenue and McFarland Street. 2003 W. 6<sup>th</sup> Avenue is currently zoned Office (O) and has been previously used as an office building with various uses. 610 S. McFarland Street is currently zoned Multi-Family Intermediate (RMI) and has been used as a surface parking lot.

**Application Processing Information:**

Applicant – CB Enterprises of Stillwater, LLC. (Keystone Engineering & Land Surveying)

Owner – Same as Above

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 – September 10, 2021

Planning Commission – October 5, 2021

City Council - November 1, 2021

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

Zoning – O, Office, Section 23-150 & RMI, Residential Multi-Family Intermediate, Section 23-140

Proposed Zoning – CS, Commercial Shopping, Section 23-151

Existing Use – Office/Parking Lot

Proposed Use – Commercial

Total Lot size – Both lots are approximately 0.5 acre each

Parking – Parking has not yet been proposed for the site

**Adequate Public Facilities Findings/Improvements:**

- Streets/Traffic: The property has access to 6<sup>th</sup> Avenue, a major arterial street and McFarland Street, a local street.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: The closest OSU transit service route is the Purple Route which runs along 6<sup>th</sup> Avenue on a 30 minute frequency. Sidewalks are located along 6<sup>th</sup> Avenue and McFarland Street.
- Water Service: City water service is available along 6<sup>th</sup> Avenue and then back down McFarland Street.
- Sanitary Sewer Service: City sewer service is available on the western property line for both properties.

- 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 commercial. 6<sup>th</sup> Avenue is designated as a commercial corridor in this area, based upon the principal arterial street classification. The two lots in question have a commercial designation according to the Future Land Use Plan.

**Discussion:** The applicant requests review and approval of a Map Amendment to rezone properties addressed as 2003 W. 6<sup>th</sup> Avenue & 610 S. McFarland Street from Office (O) & Multi-Family Intermediate (RMI) to Commercial Shopping (CS) Zoning.

The subject property is located on the southwest corner of 6<sup>th</sup> Avenue and McFarland Street. The area surrounding the proposed rezoning is a mix of office and single family residential properties. Small Lot Single-Family (RSS) zoning is located to the south, Public (P) to the north, Office (O) to the east, and Two-Family Residential (RT) to the west of the subject property. The property to the north zoned P is Westwood Elementary.

**Findings:**

1. The Land Development Code allows for rezoning of land via Map Amendments.
2. The proposed CS Zoning District is not located in the immediate vicinity of the property, but there is commercial zoning (CG) located two blocks to the west.
3. The Comprehensive Plan calls for commercial 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.

<b>Prepared by:</b>	Josh Brown, Planning Technician
<b>Reviewed by:</b>	Lanc Gross, Planning Manager
<b>Date of Preparation:</b>	September 23, 2021
<b>Attachments:</b>	Area Map, Zoning Comparison Chart
<b>Map Designation:</b>	SW