



REPORT TO:  
STILLWATER PLANNING COMMISSION No. MA21-12  
ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

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

**Subject:** Map Amendment: 847 W. Eskridge Avenue

**Purpose of Report:** The applicant requests review and approval of a Map Amendment to rezone property addressed as 847 W. Eskridge Avenue from Small Lot Single-Family Residential (RSS) to Commercial Shopping (CS) Zoning.

**Background:** The subject property is located on the southeast corner of Washington Street and Eskridge Avenue. The lot is currently zoned Small Lot Single-Family Residential (RSS) and has been previously used as residential. The subject site was once part of an existing neighborhood and within the past 15 years, all of the property to the south and east has been purchased by Oklahoma State University, with the exception of this property.

**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 – Small Lot Single-Family Residential, Section 23-137

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

Existing Use – Residential

Proposed Use – Commercial

Total Lot size – Approximately 0.85 acres

Parking – Parking has not yet been proposed for the site

**Adequate Public Facilities Findings/Improvements:**

- Streets/Traffic: The property has access to Washington Street, a minor arterial street and Eskridge Avenue, a local street.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: There aren't any OSU bus routes that run along this property. Sidewalks are located along Washington Street.
- Water Service: City water service is available along Washington Street.
- Sanitary Sewer Service: City sewer service is available across Washington St and east along Eskridge 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 to be used as University land. The University classification is designated for the land to the east and south of the subject site. Low density residential use is called for to the west across Western Street and Public use to the north across Eskridge Avenue.

**Discussion:** The applicant requests review and approval of a Map Amendment to rezone property addressed as 847 W. Eskridge Avenue from Small Lot Single-Family Residential (RSS) to Commercial Shopping (CS) Zoning.

The area proposed for rezoning is a mix of public, university, and single family residential properties. RSS zoning is located to the south and east, P to the north and RSL to the west of the subject property. The property to the north zoned P is Will Rogers 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 a little over two blocks to the east along Boomer Rd.
3. The Comprehensive Plan calls for university 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>	NW