



REPORT TO:  
STILLWATER PLANNING COMMISSION No. MA21-14

ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

**Date of Meeting:** December 21, 2021

**Subject:** Map Amendment: 2302 & 2324 W. 8<sup>th</sup> Avenue, & 802 S. Western Road

**Purpose of Report:** The applicant requests review and approval of a Map Amendment to rezone properties addressed as 2302 & 2324 W. 8<sup>th</sup> Avenue, & 802 S. Western Road from Small Lot Single Family (RSS) to Office (O) Zoning.

**Background:** The subject property is located at 8<sup>th</sup> Avenue and Western Road. The property is currently zoned Small Lot Single Family (RSS) and has been previously used as residential properties. There is Commercial Shopping zoning located directly to the north.

**Application Processing Information:**

Applicant – 5J Properties, LLC

Owner – 5J Properties, LLC & Hanson’s Innovative Solutions, LLC.

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 – November 23, 2021

Planning Commission –December 21, 2021

City Council - January 24, 2022

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

Zoning – RSS, Small Lot Single Family, Section 23-137

Proposed Zoning – Office (O), Section 23-150

Existing Use – Residential/Vacant

Proposed Use – Medical Offices

Total Lot size – Approximately 3 acres

Parking – Parking has not yet been proposed for the site

**Adequate Public Facilities Findings/Improvements:**

- Streets/Traffic: The property has access to Western Road, a minor arterial street
- Transit Facilities/Bike Lanes or Trails/Sidewalks: The closest OSU transit service route is the Brown Route which runs down 9<sup>th</sup> Ave. then south on Western Rd on a 60 minute frequency. Sidewalks are located along the east side of Western Road.
- Water Service: City water service is available along the eastern property line along Western Road
- Sanitary Sewer Service: City sewer service is available to the east along Western Rd, and then along the south property line.
- 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 for the properties along Western Road. The additional property to the west is designated as high density residential. The subject site is bordered by areas designated as Commercial uses to the north and south along 6<sup>th</sup> Avenue and Western Road. The rest of the properties to the south and west are designated for residential uses.

**Discussion:** The applicant requests review and approval of a Map Amendment to rezone properties addressed as 2302 & 2324 W. 8<sup>th</sup> Avenue, and 802 S. Western Road from Small Lot Single Family (RSS) to Office (O) Zoning.

The subject site is currently within an area that is currently zoned RSS Small Lot Single Family Residential, but is adjacent to existing Commercial Shopping zoning north of the subject site. The area proposed for rezoning is a mix of vacant and single family residential properties. RSS zoning is located to the east, south, and west of the subject property. The Office Zoning district is generally considered less intensive than the CS zoning district, and could serve as a buffer and transition to residentially zoned areas.

**Findings:**

1. The Land Development Code allows for rezoning of land via Map Amendments.
2. The proposed O Zoning District is not located adjacent to any other Office zoning, but could serve as a potential transition property between more intensive zoning and residentially zoned area.
3. The proposed Map Amendment would not impede or negatively impact the surrounding commercial uses.
4. The Comprehensive Plan calls for commercial uses in this area.
5. The proposed Office Zoning district is a form of commercial zoning.

**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>	Rian Harkins, Senior Planner
<b>Reviewed by:</b>	Brady Moore, Chief Performance Innovation Officer Cindy Gibson, Administrative Services Director
<b>Date of Preparation:</b>	December 10, 2021
<b>Attachments:</b>	Area Map, Zoning Comparison Chart, Citizen Input
<b>Map Designation:</b>	SW