



REPORT TO:
STILLWATER PLANNING COMMISSION No. PZ-16-2114

ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

Date of Meeting: August 16, 2016

Subject: Map Amendment: 421 E Thomas Street

Purpose of Report: The applicant requests review and approval of a Map Amendment to rezone property addressed as 421 E Thomas Ave from IL, Light Industrial to CG, Commercial General.

Background: The existing building was formerly used as an office for bill payment processing. The property is now leased to the applicant to be used as an outpatient clinic for various counselling, services, and programs, known as Grand Lake Mental Health Center.

Application Processing Information:

Applicant – Martha Higgins, Grand Lake Mental Health Center
Owner – Amy Tincher, Credit Data Resources
Notice – Property owners within 300' and notice in the NewsPress
Assigned Planner – Tom Coots, Planner 1

Processing Track:

Submittal Date – July 29, 2016
Planning Commission – August 16, 2016
City Council - September 12, 2016

Project/Site Design Data/Details:

Zoning – Currently IL, Light Industrial
Existing Use – Professional Office use
Proposed Use – Healthcare and Social Assistance use
Lot – about 39,700 sq. ft.
Buildings – existing 5,400 sq. ft. office building
Parking – 35 spaces (27 required for changed use)

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property fronts on Perkins Rd, a primary arterial; and Thomas Ave, a local street.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: A sidewalk is located adjacent to the property on Thomas Ave.
- 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 C³ Plan: Commercial (Page 10-8)

Discussion: The use of the property for more commercial uses is appropriate due to the frontage on Perkins Rd and the adjacent commercial properties. The request is in keeping with the C3 Plan. The adjacent property to the north was rezoned from IL, Light Industrial to CG, Commercial General in 2013.

Findings:

1. A Map Amendment is necessary for proposed use of the property.
2. The proposed CG zoning is consistent with the C3 Plan.
3. The property immediately adjacent to the north is zoned CG, Commercial General.

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:	Tom Coots, Planner I
Reviewed by:	Paula J. Dennison, Development Services Director
Date of Preparation:	August 10, 2016
Attachments:	Area Map
Map Designation:	NE