



REPORT TO:
STILLWATER PLANNING COMMISSION No. PZ-16-2108
ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

Date of Meeting: August 2, 2016

Subject: Map Amendment, 2306 N Washington

Purpose of Report: The applicant requests review and approval of a Map Amendment for property addressed as 2306 N Washington Street currently zoned CS (Commercial Shopping) and O (Office). The requested zoning is CG (Commercial General).

Background: The vacant property is located on the northwest corner of the N. Washington and Lakeview intersection.

Application Processing Information:

Applicant - OnCue Marketing, LLC
Owner – OnCue Marketing, LLC
Notice – Property Owners within 300 feet, Newspress and signage
Assigned Planner – Patty Evans, Planner II

Processing Track:

Submittal Date – July 13, 2016
Planning Commission – August 2, 2016
City Council - August 15, 2016

Project/Site Design Data/Details:

Current Zoning – CS (Commercial Shopping) and O (Office)
Requested Zoning – CG (Commercial General)
Existing Use – Vacant
Proposed Use – Car Wash
Lot – 1.15 acres
Buildings – No existing structures.

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: Property fronts onto West Lakeview and North Washington.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: A sidewalk is located on Lakeview adjacent to the property. A sidewalk will be required along Washington at the time of development. A bike route is located one block to the west. Two bus routes are available.
- 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 map amendments.

Applicable City Plans/Policies:

The C³ Plan: Commercial (Page 10-8)

Discussion: The current zoning consists of two zoning districts CS (Commercial Shopping) and O (Office). The requested zoning is CG (Commercial General). The surrounding zoning districts consist of RSS (Small Lot Single Family), P (Public) and CG (Commercial General). The uses of the surrounding properties are consistent with their zoning district.

The property is currently vacant. The applicant states that the rezoning is required for the proposed use, a car wash. Other uses permitted by right in the CG zoning district includes:

- (1) Arts and entertainment.
- (2) Bed and breakfast, hotel, motel.
- (3) Beverage services.
- (4) Churches and religious institutions.
- (5) Financial institutions and services.
- (6) Food services.
- (7) Free-standing self service facilities.
- (8) Health care and social assistance.
- (9) Information.
- (10) Parking lots/garages.
- (11) Personal and laundry services.
- (12) Personal storage and warehousing.
- (13) Professional and administrative office and services.
- (14) Recreation.
- (15) Research and development.
- (16) Retail trade.
- (17) Transportation activities.
- (18) Utilities.
- (19) Vehicle and equipment sales and service.
- (20) Wholesale trade.

Findings:

1. The requested zoning is compatible with the C³ Plan.
2. The planned use of the property is consistent with the CG zoning district.

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: Patty Evans, Planner II
Reviewed by: Paula J. Dennison, Development Services Director
Date of Preparation: July 26, 2016
Attachments: Area zoning map
Map Designation: NW