



REPORT TO:
STILLWATER PLANNING COMMISSION No. PZ-16-2134

ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

Date of Meeting: October 18, 2016

Subject: Map Amendment: 2215 E. 6th Ave

Purpose of Report: The applicant requests review and approval of a Map Amendment at property addressed as 2215 E 6th Ave to rezone from IL, Light Industrial to CG, Commercial General.

Background: The property was created with a minor subdivision many years ago, creating the unusual situation of a property with no road frontage. The property accesses 6th Ave through a private access easement and private drive. The applicant would like to expand the existing building for additional storage space. The existing duct cleaning business in the current building would remain as it is today, however the additional building would be for personal storage. The required setback in the IL district is more restrictive than in the CG district: the IL district requires 25 feet on the east side while the CG district allows a zero setback. The rezoning would allow for the planned addition.

Application Processing Information:

Applicant/Owner - Johannes and Christine Hurst
Notice – Property owners within 300’ and notice in the NewsPress
Assigned Planner – Tom Coots, Planner 1

Processing Track:

Submittal Date – September 30, 2016
Planning Commission – October 18, 2016
City Council - November 7, 2016

Project/Site Design Data/Details:

Zoning – IL, Light Industrial to CG, Commercial General, Sec 23.153
Existing Use – Duct cleaning business
Proposed Use – Storage
Lot – about 15,700 sq. ft., unplatted
Buildings – Existing 1,500 sq. ft. building

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property accesses 6th Ave, a Major Arterial, via a private drive.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: The property does not have access to sidewalks. Transit is available on 6th 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: CG, Commercial General, zoning is along both sides of 6th Avenue for a majority of the area. Immediately adjacent to the subject property, however, is IL zoned property, the same property through which access is provided for the subject property. The existing use as a duct cleaning business will remain. The proposed addition to the building is for personal storage of property owned by the property owner. The storage is a permitted use in the CG district.

Findings:

1. The property is adjacent to CG, Commercial General zoned property.
2. The map amendment is needed to allow for the planned building addition.
3. The requested zoning would be in compliance with the C³ Plan recommended use of commercial.
4. The proposed use is permitted in the CG district. The existing use may continue in the CG 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:	Tom Coots, Planner I
Reviewed by:	Paula J. Dennison, Development Services Director
Date of Preparation:	October 13, 2016
Attachments:	Area Map; Zoning Comparison Table
Map Designation:	SE