



REPORT TO:
STILLWATER PLANNING COMMISSION No. PZ-16-2133
ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

Date of Meeting: November 1, 2016

Subject: Map Amendment: 1220 W 12th Ave

Purpose of Report: The applicant requests review and approval of a Map Amendment to rezone property addressed as 1220 W 12TH Ave from RSS, Residential Small-lot Single-family to RTM, Residential Two-family and Multi-family and O, Office.

Background: The property is recently cleared and graded. The owner and the adjacent property owner have traded some property so the subject property now has frontage on 11th Ave.

Application Processing Information:

Applicant/Owner - Mike Ebert, E & M of Stillwater, LLC
Notice – Property owners within 300’ and notice in the NewsPress
Assigned Planner – Tom Coots, Planner 1

Processing Track:

Submittal Date – September 28, 2016
Planning Commission – October 18, 2016 (tabled to November 1, 2016)
City Council - November 21, 2016 (postponed from November 7, 2016)

Project/Site Design Data/Details:

Zoning – RSS, Residential Small-lot Single-family to RTM, Residential Two-family and Multi-family and O, Office, Sec 23.139 and 23.150
Existing Use – Open, undeveloped
Proposed Use – Commercial uses on the southern portion and in-fill housing on the northern portion.
Lot – About 2.3 acres

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property has frontage on 12th Ave, a Minor Arterial; and on 11th Ave, a local street.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: A sidewalk/trail and bike lanes are currently located on 12th 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. A portion of the property is within the FEMA 100 year floodplain. Any development will be required to adhere to the floodplain development requirements.

Applicable City Plans/Policies:

The C³ Plan: Low-Density residential (Page 10-8)

Discussion: The request is for the southern portion (353 feet) of the property to be rezoned to Office district and the northern portion (240 feet) to be rezoned to RTM. The southern portion is bound by RSS on the east and north, by RSS-PUD on the west, and by Office across 12th Avenue; the northern portion is bound by RSS on the east and south, by RMU on the north across 11th Avenue and RSS-PUD on the west.

The property has frontage on 12th Ave, a Minor Arterial road with 4 travel lanes, and is located directly across the street from the major SMC South Campus development. The property also has 35 feet of frontage on 11th Ave, a local street. With existing residential uses on both sides, careful screening and buffering may be needed to mitigate the impact on those properties.

Multi-family zoning (RMU) is located on the north side of 11th Avenue, across from this property. A nursing/assisted living facility is located on the RMU property. RSS-PUD property is located to the West and is developed with 5 buildings housing 11 dwelling units. The C³ Plan considers RTM uses to be low density residential when the uses are compatible with the adjacent uses. The RTM zoning on the north portion of the property could be more appropriate than zoning the entire property for Office uses, as the multi-family use would allow for a step-down transition into the existing neighborhoods to the north.

Findings:

1. The property fronts on a Minor Arterial street (12th Ave) and Property fronts on 11th Avenue, a local street.
2. The property is directly across the street from office uses and zoning, developed as SMC South Campus.
3. The southern portion of the property is within the FEMA 100 year floodplain.
4. Multi-family uses and zoning are located adjacent to the subject property.
5. The property is adjacent to existing single-family zoning and uses.
6. The property is one of the last remaining larger, undeveloped properties on the north side of 12th Ave that is not severely impacted by floodplain.
7. No development plans have been submitted.

Alternatives:

1. Accept findings and recommend that the City Council approve the proposed map amendment as presented.
2. Recommend that the City Council approve a map amendment of the property with a different boundary between the O, Office and RTM, Residential Two-family and Multi-family portions.
3. Recommend that the City Council approve a map amendment of the property with the Office zoning on the southern portion and with Neighborhood Transition Zone (NTZ) or RT, Residential One and Two-family on the northern portion.
4. 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
5. 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 26, 2016
Attachments: Area Map, Survey Exhibit, Zoning Comparison Table
Map Designation: SW