



REPORT TO:
STILLWATER PLANNING COMMISSION No. PZ-16-2137

ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

Date of Meeting: November 1, 2016

Subject: Map Amendment, CG to RTM, 510 E Virginia

Purpose of Report: The applicant requests review and approval of a Map Amendment to rezone property addressed as 510 E Virginia Avenue from CG (Commercial General) to RTM (Two-Family and Multi-Family Residential).

Background: The property was rezoned May 6, 2015 from RSS (Small Lot Single Family) to CG.

Application Processing Information:

Applicant - Sierra Development Group, LLC/Roger Gose
Owner – Michael H. Staubus and Lesa A. Staubus
Notice – Property owners within 300', Newspress and signage
Assigned Planner – Patty Evans, Planner II

Processing Track:

Submittal Date – October 5, 2016
Planning Commission – November 1, 2016
City Council - November 21, 2016

Project/Site Design Data/Details:

Existing Zoning – CG (Commercial General)
Requested Zoning – RTM (Two-Family and Multi-Family Residential)
Existing Use – Single family residence
Proposed Use – Unknown
Lot – 1.02 acres
Buildings – Two existing structures

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: Property fronts onto E. Virginia.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: The property is on a bus route and has a wide sidewalk adjacent to the property. No bike route on Virginia.
- 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.

Applicable City Plans/Policies:

The C³ Plan: Commercial (Page 10-8)

Discussion: The property was originally zoned and used for residential purposes. In May of 2015, the property was rezoned to commercial general. The owners are asking to change the zoning to residential two-family and multi-family for possible development. The RTM zoning district is adjacent to the property on the west; CG is located to the north. The property to the east is zoned RSS; the zoning district to the south is Public.

Special Flood Hazard area does exist on the property. East Boomer Creek is located to the east of the property and separates the residential uses from the commercial development along Perkins Road.

Findings:

1. The existing zoning district is compatible with the C3 Plan.
2. The requested zoning is compatible with the adjacent zoning and uses.
3. The RTM zoning district is adjacent to the property.
4. The immediate area is developed in residential uses.
5. A portion of the property is in the floodplain and floodway.

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:	October 26, 2016
Attachments:	Area Zoning Map, Zoning Comparison Table
Map Designation:	NE
Related Reports:	