



REPORT TO:
STILLWATER PLANNING COMMISSION No. PZ-16-2072

ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

Date of Meeting: April 5, 2016

Subject: Map Amendment, 506, 510, 514 and 524 S. Lincoln Street

Purpose of Report: The applicant requests review and approval of a Map Amendment to rezone property addressed as 506, 510, 514 and 524 S. Lincoln Street from RTM (Residential Two-Family and Multi-Family) to the O (Office) district.

Background: The OSU Foundation is under contract to purchase the subject properties. The OSU Foundation seeks to construct additional parking areas to serve their offices, immediately across the street.

Application Processing Information:

Applicant - OSU Foundation, Robyn Baker

Owner – Harold Sare and Barbara Bates

Notice – Property owner letters within 300', Newspress and signage

Assigned Planner – Tom Coots, Planner 1

Processing Track:

Submittal Date – March 16, 2016

Planning Commission – April 5, 2016

City Council - April 18, 2016

Project/Site Design Data/Details:

Zoning – RTM, Residential Two-family and Multi-family

Existing Use – Single-family

Proposed Use – Parking lot (Requires a Specific Use Permit)

Lot – Four lots, 28,200 sq. ft.

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property is adjacent to Lincoln Street, a local street and 6th Ave, a principal arterial.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: Sidewalks are located adjacent to the property.
- 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: High-Density residential and Commercial, adjacent to 6th Ave (Page 10-8)

Discussion: The OSU Foundation recently rezoned the remainder of their property across the street to the O, Office district through the Special Exception process in preparation for a proposed expansion. The subject property is proposed to be used for parking for the OSU Foundation, although any use allowed in the Office district would also be permitted.

Findings:

1. The O, Office district is generally appropriate between residential areas and more commercial areas.
2. The comprehensive plan does indicate that a portion of the subject property is appropriate for commercial uses.
3. The property to the east, across Lincoln Street, is already zoned O, Office.
4. The proposed parking lot use will require approval of a Specific Use Permit.
5. The current property owner also owns the properties abutting the subject property to the west.

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
Date of Preparation:	March 31, 2016
Attachments:	Area Map
Map Designation:	SW