



REPORT TO:  
STILLWATER PLANNING COMMISSION No. PZ-16-2084

ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

**Date of Meeting:** May 17, 2016

**Subject:** Map Amendment: 5150 W 6th Ave and 6200 W 19<sup>th</sup> Ave

**Purpose of Report:** The applicant requests review and approval of a Map Amendment to rezone property addressed as 5150 W 6th Avenue, zoned CG (Commercial General) and 6200 W 19th Avenue, zoned RSL (Residential Single-family Large-lot) to P (Public).

**Background:** The City of Stillwater has acquired the subject properties for the construction of public water infrastructure as part of the Water 2040 improvement program. Both properties will be used to construct a pump house to increase water pressure in the neighborhood.

**Application Processing Information:**

Applicant/Owner – City of Stillwater  
Notice – Property owners within 300’ and notice in the NewsPress  
Assigned Planner – Tom Coots, Planner 1

**Processing Track:**

Submittal Date – May 5, 2016  
Planning Commission – May 17, 2016  
City Council - June 6, 2016

**Project/Site Design Data/Details:**

Zoning – CG (Commercial General) and RSL (Residential Single-family Large-lot) to P (Public), Section 23.171  
Existing Use – Undeveloped  
Proposed Use – Public  
Lot – 5150 W 6<sup>th</sup> is 10,799.80 sq. ft.; 6200 W 19<sup>th</sup> Ave is 15,924.98 sq. ft.

**Adequate Public Facilities Findings/Improvements:**

- Streets/Traffic: 5150 W 6<sup>th</sup> Ave has access to 6<sup>th</sup> Ave, a major arterial; 6200 W 19<sup>th</sup> Ave is adjacent to 19<sup>th</sup> Ave, a local street
- Transit Facilities/Bike Lanes or Trails/Sidewalks: None
- 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 C<sup>3</sup> Plan: Low Density Residential (Page 10-8)

**Discussion:** The City of Stillwater obtained the subject properties for the purpose of installing water utility infrastructure. Properties owned by the city for long-term public use are recommended to be zoned P, Public in the C<sup>3</sup> Plan.

**Findings:**

1. The subject properties are owned by the City of Stillwater for long-term public use (water infrastructure).
2. The C<sup>3</sup> Plan recommends that public properties be zoned Public to reflect the use.

**Alternatives:**

1. Accept findings and recommend that the City Council approve the proposed map amendments as presented.
2. Find that the map amendments are 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.

<b>Prepared by:</b>	Tom Coots, Planner I
<b>Reviewed by:</b>	Paula J. Dennison, Development Services
<b>Date of Preparation:</b>	May 12, 2016
<b>Attachments:</b>	Area Maps
<b>Map Designation:</b>	NW, SW