



REPORT TO:  
STILLWATER PLANNING COMMISSION No. MA20-06  
ISSUED BY THE COMMUNITY DEVELOPMENT DEPARTMENT - STILLWATER,  
OKLAHOMA

**Date of Meeting:** November 17, 2020

**Subject:** Map Amendment: 908 East 12<sup>th</sup> Avenue

**Purpose of Report:** The applicant requests review and approval of a Map Amendment to rezone property addressed as 908 E. 12<sup>th</sup> Avenue from RSS, Small Lot Single-Family Residential District to RMU, Multi-Family Urban District. The rezoning request would allow for the property owner to use the site as home for the new About Face Women's Program. This program operates as a non-profit, voluntary treatment facility to rehabilitate women who have been incarcerated.

**Background:** This item was deferred from the November 3, 2020 Planning Commission meeting.

The property currently contains a modified single-family structure that has one kitchen with 15 plus bedrooms and was previously used as a group home for the elderly. The applicant wishes to utilize the structure, which is intended to house a women's facility to rehabilitate individuals with new criminal charges or high-risk individuals for re-incarceration. However, because it is not an official group home, the rezoning is necessary to allow for multi-family residential use at this property.

The lot is bordered by the following zoning districts:

*East & West* – RSS, Small Lot Single-Family Residential

*North & South* – P, Public, City Park Land

**Application Processing Information:**

Applicant – Twenty 20 Investment Group, LLC.

Owner – Same

Notice – Letters mailed to property owners within 300 feet and notice in the NewsPress and posted signage

Assigned Planner – Rian Harkins, Senior Planner

**Processing Track:**

Submittal Date – October 6, 2020

Planning Commission – November 3, 2020, deferred to November 17, 2020

City Council - December 7, 2020

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

Existing Zoning – RSS, Small Lot Single-Family Residential, Sec 23.137

Proposed Zoning – RMU, Multi-Family Urban, Sec 23.141

Existing Use – Residential

Proposed Use – Multi-Family residential and Adult Care Facility

Lot size – 1.79 acres

Parking – N/A

**Adequate Public Facilities Findings/Improvements:**

- Streets/Traffic: The properties front onto 12<sup>th</sup> Ave. a minor arterial street.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: The OSU transit scarlet bus route runs along McElroy Rd. on a 60 min. frequency. There are sidewalks located on the south side of 12<sup>th</sup> Ave.
- Water Service: City water service is available
- Sanitary Sewer Service: City sewer service is available
- Electric: City electric service is available
- Engineering/Drainage: N/A

**Applicable City Plans/Policies:**

The Future Land Use Map within the Comprehensive Plan indicates that the desired land use within this part of the community to be low-density residential. This proposed land use is bordered by the same low density residential to the east and west. Land use to the north and south is to remain parks/open space. The Comprehensive Plan notes that low-density residential can range from primarily single-family residential to multi-family dwellings with a density of 20 dwelling units per acre.

**Discussion:** The applicant is requesting the approval of a map amendment to rezone the property addressed as 908 E. 12<sup>th</sup> Avenue from RSS, Small Lot Single-Family Residential District to RMU, Multi-Family Urban District.

The subject site is bordered by similarly zoned residential properties to the east and west with public zoned properties to the north and south. The applicant has not submitted a site plan indicating a layout for the proposed development, but indicates the desire to operate a group home type facility within the existing structure, which necessitates the need for the RMU zoning district. However, the applicant will need a Specific Use Permit to be approved as well in order to operate an adult care/rehabilitation facility. Additionally, while the RMU zoning would be considered “spot zoning”, the residential uses adjacent to the subject property are large acreages with public zoning “P” adjacent to the site as well. This creates a built in buffer for the proposed use. However, objections have been raised by adjacent property owners and others regarding the location of the proposed use. The written objections received have been included as an attachment for your review.

**Findings:**

1. The Land Development Code allows for rezoning of land via Map Amendments.
2. RMU is not an adjacent zoning district found in the area.
3. The proposed Map Amendment will allow for an adult care/rehabilitation facility with an SUP, which is not possible right now.
4. A group home is allowed only with an SUP in the RMU zoning district.
4. The Comprehensive Plan calls for low density residential uses in this area.

**Alternatives:**

1. Accept findings and recommend that the City Council approve the proposed map amendment as presented.
2. Find that a map amendment is appropriate, but at a lower zoning classification, and approve as amended.
3. 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.

4. Find that additional information or discussion is needed prior to making a recommendation and table the request to a certain date.

**Prepared by:** Rian Harkins, Senior Planner  
**Reviewed by:** Lanc Gross, Planning Manager  
**Date of Preparation:** November 6, 2020  
**Attachments:** Application, Area Map, Zoning Comparison Chart, Objection Letters  
**Map Designation:** SE