



REPORT TO:
STILLWATER PLANNING COMMISSION No. MA21-05

ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

Date of Meeting: June 15, 2021

Subject: Map Amendment: 2817 E 6th Avenue

Purpose of Report: The applicant requests review and approval of a Map Amendment to rezone property addressed as 2817 E 6th Avenue from Commercial General (CG) Zoning to Light Industrial (IL).

Background: The property is located on the eastern edge of Stillwater along a major commercial corridor. The subject site is located in a warehouse park fronting onto 6th Avenue, containing similar type metal warehouse buildings.

Application Processing Information:

Applicant – William Basore

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 – May 25, 2021

Planning Commission – June 15, 2021

City Council - July 19, 2021

Project/Site Design Data/Details:

Zoning – CG, Commercial General, Section 23-153

Proposed Zoning – IL, Light Industrial, Sec. 23.160

Existing Use – Commercial/Vacant

Proposed Use – None proposed

Lot size – Approximately 44,000 sq. ft. (as measured on city GIS maps)

Parking – Sufficient parking located in front.

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property has access to 6th Avenue, a major arterial street
- Transit Facilities/Bike Lanes or Trails/Sidewalks: The OSU transit service does not have a route in this area. Sidewalks are located along 6th Avenue
- Water Service: City water service is available along the northern property line on 6th Avenue.
- Sanitary Sewer Service: City sewer service is available at the property line on the north side of the property across 6th Avenue.
- 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 is commercial for areas adjacent to 6th Avenue. The subject site is bordered by a mixture of residential and public uses to the north, along with commercial uses to the east, west and south. The nearest property with an Industrial land use classification on the Future Land Use Map is located approximately 2,300 to the southeast.

Discussion: The applicant requests review and approval of a Map Amendment to rezone property addressed as 2817 E 6th Avenue from Commercial General (CG) Zoning to Light Industrial (IL).

The subject site is currently within an area of General Commercial zoning and is surrounded by a mixture of various land uses and zoning districts. This area contains commercial uses and zoning to the east and west of the site and the residential uses are single-family in nature, which can be found to the north and south of the subject property. The zoning districts surrounding the subject site are:

- South – GC General Commercial
- West and East – CG General Commercial
- North – RTM Two and Multi-Family Residential

The existing building is currently vacant and apparently has been vacant for some time. The nearest IL Light Industrial zoning district is located to the west, approximately 2,300 feet on E 6th Avenue. The approved Map Amendment would create an island of IL zoning which could contain a more intensive land use than those found within GC zoning. The proposed zoning district is not in conformance with the Future Land Use Element of the Comprehensive Plan. Additionally, a number of uses noted within the CG zoning district are more intensive than the retail uses than the stereotypical retail uses found within the CG zoning district, but are still less intensive than an industrial zoning district.

This Map Amendment request follows a similar request for an adjacent property that was reviewed and approved by the Planning Commission at the June 1, 2021 meeting. The following items were discussed at that meeting:

- The building at this location has been vacant for some time
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Findings:

1. The Land Development Code allows for rezoning of land via Map Amendments.
2. IL is a more intense zoning district than the current CG Zoning District.
3. Many of the uses historically found on the subject parcel likely could be accommodated in the existing GC zoning district.
4. The Comprehensive Plan calls for commercial uses in this area.

Alternatives:

1. Reject findings and recommend that the City Council approve the proposed map amendment as presented.
2. Agree with the finding 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:	Rian Harkins, Senior Planner
Reviewed by:	Lanc Gross, Planning Manager
Date of Preparation:	June 4, 2021
Attachments:	Area Map, Zoning Comparison Chart
Map Designation:	SE