



REPORT TO:
STILLWATER PLANNING COMMISSION No. MA21-10

ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

Date of Meeting: September 21, 2021

Subject: Map Amendment: 1302, 1402, 1412, & 1424 W. Lakeview Road

Purpose of Report: The applicant requests review and approval of a Map Amendment to rezone properties addressed as 1302, 1402, 1412, & 1424 W. Lakeview Road from Small Lot Single Family (RSS) to Commercial General (CG) Zoning.

Background: The subject property is 1302, 1402, 1412, & 1424 W. Lakeview Road and is approximately mid-way between Washington and Western. The property is currently zoned Residential Small Lot Single Family (RSS) and has been previously used as residential and vacant properties. There is Commercial Shopping zoning across Lakeview Road to the southeast.

Application Processing Information:

Applicant – Hewber Dender, LLC and Ozsol, LLC.

Owner – Same as Above

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 – August 25, 2021

Planning Commission – September 21, 2021

City Council - October 18, 2021

Project/Site Design Data/Details:

Zoning – RSS, Residential Small Lot Single Family, Section 23-137

Proposed Zoning – CG, Commercial General, Section 23-153

Existing Use – Residential/Vacant

Proposed Use – Medical Offices

Total Lot size – Approximately 7 acres

Parking – Parking has not yet been proposed for the site

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property has access to Lakeview Road, a minor arterial street
- Transit Facilities/Bike Lanes or Trails/Sidewalks: The closest OSU transit service route is the Blue Route which runs along Lakeview Road on a 30 minute frequency. Sidewalks are located along Lakeview Road.
- Water Service: City water service is available along the eastern property line along Western Road
- Sanitary Sewer Service: City sewer service is available to the east along Western Rd, and then along the south property line.

- 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 residential for the properties along Lakeview Road. The subject site and properties to the east and west are designated as high density residential. There are areas designated as Commercial uses to the south across Lakeview Road. The rest of the properties in the area have low density residential or are designated for OSU.

Discussion: The applicant requests review and approval of a Map Amendment to rezone properties addressed as 1302, 1402, 1412, & 1424 W. Lakeview Road from Small Lot Single Family (RSS) to Commercial General (CG) Zoning.

The subject site is currently within an area that is currently zoned RSS Small Lot Single Family Residential, but is adjacent to existing Commercial Shopping zoning southeast of the subject site. The area proposed for rezoning is a mix of vacant and single family residential properties. RSS zoning is located to the north, east, and west of the subject property. The property to the south is University property.

The applicant is requesting the map amendment in order to begin the first of multiple phases of development at this location.

Findings:

1. The Land Development Code allows for rezoning of land via Map Amendments.
2. The proposed CG Zoning District is not located in the immediate vicinity of the property, but there is commercial zoning (CS) to the southeast.
3. The proposed Map Amendment would not impede or negatively impact the surrounding commercial uses.
4. The Comprehensive Plan calls for 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 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:	Josh Brown, Planning Technician
Reviewed by:	Lanc Gross, Planning Manager
Date of Preparation:	September 17, 2021
Attachments:	Area Map, Zoning Comparison Chart
Map Designation:	NW