

- e. CHC Management, LLC, MAP AMENDMENT (MA19-10), requesting review and approval of a map amendment to rezone a portion of land currently addressed as 1798 N. Payne Street from Residential Two-Family (RT) to Residential Single Family Small Lot (RSS) district. Harkins

Rian presents the Map Amendment and asks the applicant to come forward.

Stephen Gose, Gose and Associates 113 E 8<sup>th</sup> Ave on behalf of the applicant. Mr. Gose said that as its shown on the map there is a current piece of zoning RT for two family duplex 100 ft wide 1300 ft long originally intended as a buffer between Industrial and Agricultural zoning on the east side. As part of this development you will see a preliminary plat come through next month. Requesting to rezone the property to small lot single family consistent with the rest of the tract to allow the construction of single family homes on the minimum of 50x100 lots, the lots right now are proposed to be a little deeper. The current zoning right now would allow for 60ft wide lots and allow duplexes, this would take out that allowance for duplexes and just be single family homes. Mr. Gose asks if there are any questions.

Chair Buchert asks if there are any questions; none. Chair Buchert opens the Public Hearing and asks if there is anyone to speak in favor of the item; none. Chair Buchert asks if there is anyone that would like to speak in opposition of the item.

Simon Reingsmuth, 1705 E Linda Ave  
Vince Notareschi, 1223 N Payne  
Don Murray, 1402 N Payne

Comes to speak on the following:

- Schools zones should be taken into consideration
- Traffic will be increased
- No sidewalks
- Developers aren't from Oklahoma and just seem to be here to make easy money
- Seem to want the quick development of a neighborhood that is not consistent with the current norms established with the neighborhood.
- Must include exits to Jardot or shouldn't be considered
- Traffic should go through Jardot not Payne
- Drainage needs to be taken into consideration

Chair Buchert asked if there is anyone else who would like to speak; none. Chair Buchert closed the Public Hearing and asked the Applicant if they would like to make any comments.

Stephen Gose

- Developer is from Stillwater, includes three partners
- Drainage and traffic studies will be included in the preliminary and final plat

Chair Buchert said as he understands this is a Map Amendment for what's referred as downgrade zoning to go from residential two family to residential single family. Mr. Gose says that is correct. Chair Buchert said that the connections, alley, drainage, and traffic will all be addressed through the platting. Mr. Gose said that is correct.

Chair Buchert asks if there are any other questions of the applicant; none. Chair Buchert asks if staff would go over the findings and alternatives.

Rian presents the staff findings and alternatives.

Chair Buchert asks if there are any questions of staff; none. Chair Buchert asks if there is any questions or discussion.

**Commissioner Jerome motioned to accept the findings and recommend City Council approve the Map Amendment as presented, Vice Chair Rickelman Seconded**

Roll call:	Buchert	Rickelman	Shanahan	Jerome	Allred
	Yes	Yes	Yes	Yes	Yes

*Time: 11 minute*

DRAFT