



REPORT TO:
STILLWATER PLANNING COMMISSION No. PZ.16.2143
ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

Date of Meeting: May 16, 2017

Subject: Text Amendment to Sections 23.97; 23.98; and 23.121 pertaining to fences, accessory buildings, projections, and encroachments.

Purpose of Report: To request review and approval of text amendments to Sections 23.97; 23.98; and 23.121

Background: A number and variety of issues were identified over the past months that led to the need for variance applications and other hearings. Specifically, these issues relate to the locations of fences and accessory structures, and the encroachment and projections of specific parts of buildings.

Processing Track:
Planning Commission – May 16, 2017
City Council - June 5, 2017

Discussion: The attached text amendments are intended to modify the code to clarify the fence height and location and allow consideration for corner lots and lots which have frontage on major roadways. The amendments clarify and are more permissive for architectural encroachments and projections of buildings to allow for items such as a steeple, dome, elevator housing, access ramps, fire escapes within setbacks and above height limits. The amendments also clarify the setbacks for certain types of accessory structures. The accessory structure and uses sections are also re-ordered and re-worded for additional clarity and ease of understanding.

Findings:

1. This text amendment will not cause a safety concern throughout the community and will encourage appropriate development opportunities and themes.
2. This text amendment should reduce the number of variance applications that are received by permitting practices that have been generally approved by variances or are within the spirit and intent of the ordinance.

Alternatives:

1. Find that the proposed text amendment is needed and recommend that the City Council approve the proposed text amendment as presented.
2. Find that the proposed text amendment is needed and recommend that the City Council approve the proposed text amendment with identified changes.
3. Find that the proposed text amendment is not needed and recommend that the City Council not approve the proposed text amendment.

Prepared by:

Tom Coots, Planner I

Reviewed by:

Paula J. Dennison, Development Services

Date of Preparation:

May 11, 2017

Attachments:

Proposed Text Amendment