
REPORT TO:

STILLWATER CITY COUNCIL

No. CC-12-21

ISSUED BY THE CITY MANAGER - STILLWATER, OKLAHOMA

Date of Meeting: February 6, 2012

Subject: Map Amendment: 821 N. Duck

Purpose of Report: The applicant requests review and approval of a Map Amendment rezoning property located at 821 N. Duck from RSS (Small lot Single-Family) and RT (Two-Family) to O (Office).

Background: The property requesting to be rezoned is the southern portion of the property owned by the Stillwater Church of Christ. The requested zoning would allow for the applicant to apply for a Specific Use Permit for a video display signs proposed near the intersection of Duck Street and McElroy Road on the property.

Application Processing Information:

Applicant/Owner – Owner – Stillwater Church of Christ

Applicant – Justin Poe

Notice – Property owners within 300', NewsPress, and posted signage

Assigned Planner – Tom Coots, Planning Assistant

Processing Track:

Submittal Date – December 21, 2011

Planning Commission – January 17, 2012

City Council – February 6, 2012

Project/Site Design Data/Details:

Zoning – Existing: RSS (Small lot Single-Family) and RT (Two-Family)

Proposed: O (Office)

Existing Use – Church

Proposed Use – Church and Video Display Sign

Lot – 5.5 acre tract

Buildings – Existing church

Parking – Existing

Sign – proposed Video Display Sign with an SUP upon effective date of map amendment

Adequate Public Facilities Findings/Improvements:

- *Streets/Traffic:* The property fronts on Duck Street and McElroy Road.
- *Transit Facilities/Bike Lanes or Trails/Sidewalks:* Sidewalk facilities are located on the west side of Duck Street only.
- *Water Service:* City water service is available.

- *Sanitary Sewer Service:* City sewer service is available.
- *Electric:* City electric service is available.
- *Engineering/Drainage:* Not required for a map amendment.

Applicable City Plans/Policies:

The Comprehensive Plan:

- *Urban Core Neighborhood Subarea (Page 3-19)*
- *The Future Land Use is Neighborhood Commercial (Page 3-10)*
- *Neighborhood III Overlay of the Neighborhood Plan (Page 49-65)*

Discussion: Rezoning the property allows the church to apply for a video display sign through the Specific Use Permit process. The rezoning also brings the current use into compliance with the zoning as an allowed by right use.

Findings:

1. The request for O (Office) zoning is consistent with the future land use of Neighborhood Commercial, which includes offices, convenience-scale and neighborhood-scale commercial uses.
2. The proposed map amendment allows the applicant to apply for a Specific Use Permit for a proposed video display sign.
3. The O (Office) zoning district is considered to be a compatible zoning district with the adjacent university, residential, and commercial uses.

Planning Commission Action and Recommendation: At its regular meeting on January 17, 2012, the Planning Commission voted 5-0 to accept staff findings and recommend that the City Council approve the proposed map amendment as presented.

Prepared by:	Tom Coots, Planning Assistant
Reviewed by Operations Director:	Paula J. Dennison, Development Services
Reviewed by Administrative Director:	John McClenny, External Services
Reviewed by City Attorney's Office:	John E. Dorman, City Attorney
Date of Preparation:	January 20, 2012

Submitted by:



Dan Galloway
City Manager

Attachments: Area Map
Planning Commission Minutes