
REPORT TO:

STILLWATER CITY COUNCIL

No. CC-12-22

ISSUED BY THE CITY MANAGER - STILLWATER, OKLAHOMA

Date of Meeting: February 6, 2012

Subject: Specific Use Permit: 821 N. Duck

Purpose of Report: The applicant requests review and approval of a Specific Use Permit to allow a video display sign in the O (Office) district located at 821 N. Duck Street.

Background: The Stillwater Church of Christ has proposed a new sign to be located near the intersection of Duck Street and McElroy Road. A portion of the proposed sign includes a video display, which requires a Specific Use Permit.

Application Processing Information:

Applicant/Owner – Owner – Stillwater Church of Christ
Applicant – Justin Poe

Notice – Property owners within 300', NewsPress

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, no additional parking required for the SUP

Sign – proposed Video Display Sign

Adequate Public Facilities Findings/Improvements:

- *Streets/Traffic:* The property fronts on Duck Street and McElroy Road.
- *Transit Facilities/Bike Lanes or Trails/Sidewalks:* Sidewalks are located on the west side of Duck Street.
- *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 Specific Use Permit.

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: The proposed monument sign is approximately 82 in. (7') tall by approximately 129 in. (10.75') wide. The top portion of the sign would display the Stillwater Church of Christ name, with a video display below. The video display is proposed to be 31"x94" (total 20 sq. ft. or approximately 26% of the sign area). The proposed sign would be the only electronic sign on the property and would not be permitted to emit any flashing video displays. The sign would be located more than 30 feet from the roadway at the intersection of Duck Street and McElroy Road.

There is also a map amendment for the church property and the specific use permit will be issued upon completion of the map amendment process.

Findings:

1. A video sign is allowed in the Office zoning district with a Specific Use Permit.
2. The video sign appears to be consistent with Section 23.186(M) Electronic Changeable Copy Signs and Electronic Graphic Display Signs.

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 Specific Use Permit 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