



TO THE HONORABLE MAYOR AND COUNCIL

REPORT TO:

STILLWATER CITY COUNCIL

No. CC-16-07

ISSUED BY THE CITY MANAGER - STILLWATER, OKLAHOMA

Date of Meeting: January 4, 2016

Subject: Map Amendment, 1515 N Boomer Road, Cimarron Plaza

Summary: The applicant is requesting a map amendment for 1515 N. Boomer Road, Cimarron Plaza, to change the zoning from CS (Commercial Shopping) to P (Public).

Stillwater Public Schools now owns Cimarron Plaza but the property is still being used for commercial purposes. The Public zoning district will enable the continuation of the commercial uses, open the use category in order to utilize the vacant spaces, and bring the zoning in line with ownership and future uses.

There are no specific uses listed in the public zoning district – only that activity is for the benefit of the public. The intent is that the uses are authorized by the public entity as owner of the property once it is zoned public.

Sec. 23-171. - P Public District.

The P Public District identifies properties owned by the city and any other municipal, county, state or federal government agency and operated for the use and benefit of the general public. The city adopts regulations for general application throughout the city. All uses, lands, and structures in the P district shall comply with the general regulations as set forth in this chapter, except as it pertains to the construction and maintenance of streets and permanent infrastructure. Development activity on city property shall not require approval by the planning commission and/or city council as set forth in this chapter.

Development Services has been approached for some uses that are not allowed in the CS (Commercial Shopping) district; therefore, using this opportunity to rezone the property allows Stillwater Public Schools to utilize the property to its fullest potential.

Information:

- Applicant – Barry Patton
- Owner – Stillwater Public Schools
- Current Zoning, CS (Commercial Shopping)
- Requested Zoning, P (Public)
- The property abuts N Boomer Road and Franklin Avenue
- Notice is provided to property owners within 300-feet, Newspress and posted signage
- C³ Plan: Public

Budget Impact: No financial impact to the City of Stillwater.

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Alternatives:

1. *Approve the proposed map amendment as presented.* Rezoning the property will bring it in line with the ownership while allowing the school district (public owner) to establish uses for the property.
2. *Deny the proposed map amendment based upon the impacts to the surrounding vicinity.* By denying the map amendment, the property will remain in the Commercial Shopping district thus restricting the uses allowed. Denial prevents any similar rezoning request for a 12-month period.
3. *Table the request to a certain date.* More discussion or information may be needed to evaluate this request.

Planning Commission Action and Recommendation: At the regular meeting on December 1, 2015, the Planning Commission voted 6-0 to recommend Alternative 1, approval of this request.

Prepared by:	Patty Evans, Planner II
Reviewed by Operations Director:	Paula J. Dennison, Development Services
Reviewed by Administrative Director:	John McClenny, Director of Operations
Reviewed by City Attorney's Office:	John E. Dorman, City Attorney
Date of Preparation:	December 16, 2015

Submitted by:



Norman McNickle
Interim City Manager

Attachments: Area zoning map