



**REPORT TO: CITY COUNCIL**

**MEETING DATE: JUNE 7, 2021**

<b>Agenda Item:</b>	7a. CC-21-100
<b>Prior Council Action/Related Items: (Hyperlinks Or PDF)</b>	May 4, 2021 Planning Commission meeting (MA21-01) <a href="#">Planning Commission Report</a>
<b>Background / Issue:</b>	JJP Aircraft, LLC is requesting the approval of a map amendment to rezone the property addressed as 102 E Tyler Avenue from RTM Two-Family and Multi-Family to RSS, Small Lot Single-Family Residential.
<b>Proposal/Solution:</b>	<p>The subject property was recently part of a minor subdivision application with the owner applying for the map amendment in order to develop an additional residential lot to build upon.</p> <p>The following conditions exist for this property:</p> <ul style="list-style-type: none"> <li>• The subject site is surrounded by a mixture of residential land uses and zoning districts.</li> <li>• A commercial district is located to the southwest of the subject site.</li> <li>• Multi-family dwelling units exist to the south of the subject property.</li> </ul> <p>The Future Land Use Map within the Comprehensive Plan indicates that the desired land use within this part of the community is low density and high density residential. The subject site is bordered by a mixture of residential uses in each direction, including a small subdivision across Tyler Avenue that was approved within the last two years</p> <p>Planning Commission recommended approval with a 5-0 vote.</p>
<b>Financial Impact/Funding Source(s):</b>	None
<b>Related Strategic Priority:</b>	#4 Connected Spaces: To develop a strong sense of place that recognizes the interconnectedness of people, buildings and public systems (such as transportation, utilities and parks) that best serve the needs of the public.

#5 Unique Culture: To cultivate partnerships that enhance the unique culture of Stillwater with equal access to services and amenities, strong and connected neighborhoods, and a thriving economy and business atmosphere.

<b>Alternatives:</b>	The following alternatives are available: <ol style="list-style-type: none"><li>1. Accept the Planning Commission recommendation and approve the request as presented.</li><li>2. Do not accept Planning Commission recommendation, thereby denying the request based upon its non-compliance with the Comprehensive Plan.</li></ol>
<b>Prepared By:</b>	Lanc Gross, Planning Manager
<b>Reviewed By:</b>	Brady Moore, Interim Director of Community Development
<b>Submitted By:</b>	Norman McNickle, City Manager
<b>Attachment(s):</b>	Area Map, Zoning Comparison Table and Planning Commission Minutes