



**REPORT TO: CITY COUNCIL**

**MEETING DATE: SEPTEMBER 13, 2021**

<b>Agenda Item:</b>	7b. CC-21-174
<b>Prior Council Action/Related Items: (Hyperlinks Or PDF)</b>	July 20, 2021 <a href="#">Planning Commission Report</a> This item was deferred from the August 2, 2021 CC meeting
<b>Background / Issue:</b>	<ul style="list-style-type: none"> <li>• KCR Retail LLC., is requesting the approval of a Map Amendment (MA21-08) to rezone the property addressed as 522 North Perkins Road from Commercial Shopping (CS) to Commercial General (CG) Zoning.</li> <li>• The subject site is bordered by Commercial Shopping and Commercial General zoning. Commercial General zoning fronts Perkins Road, 300-feet to the south of the subject site. The zoning districts surrounding the site are:             <ul style="list-style-type: none"> <li>- South – CS Commercial Shopping and CG General Commercial</li> <li>- West– CG General Commercial</li> <li>- North and East – CS Commercial Shopping</li> </ul> </li> <li>• Previously, the site was the location of a mobile home park and has been vacant for some time.</li> <li>• The Future Land Use Map within the Comprehensive Plan indicates that the desired land use within this part of the community is commercial for areas adjacent to Perkins Road.</li> <li>• The site is bordered by a mixture of Commercial uses to the north, south, and east.</li> <li>• Aside from the rail corridor to the immediate west, additional commercial uses are indicated between the subject site and Main Street.</li> </ul>
<b>Proposal/Solution:</b>	<p>Planning Commission recommended denial with a 3 to 2 vote. Reason for the denial:</p> <ul style="list-style-type: none"> <li>• The proposed use is not appropriate for the site based upon the impact to the surrounding vicinity.</li> </ul>
<b>Financial Impact/Funding Source(s):</b>	None
<b>Strategic Plan Alignment:</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.

**Alternatives:**

- Accept the recommendation of the Planning Commission; deny the application.
- Reject the recommendation of the Planning Commission; approve the application.
- Table to a specific date if additional discussion is warranted.
- Remand the item back to the Planning Commission for further consideration.
- Staff recommends approval of the Map Amendment.

**Recommended Action/Motion**

- Motion to approve the Map Amendment rezoning 522 N Perkins Road from Commercial Shopping to Commercial General.

**Prepared By:**

Lanc Gross, Planning Manager

**Reviewed By:**

Brady Moore, Interim Community Development Director  
Patti Osmus, Assistant to the City Manager

**Submitted By:**

Norman McNickle, City Manager

**Attachment(s):**

Area Map  
Zoning Comparison Table  
Planning Commission minutes