



REPORT TO:  
STILLWATER PLANNING COMMISSION No. PZ-16-2064

ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

**Date of Meeting:** March 1, 2016

**Subject:** Stillwater West 51 Development District Project Plan and Increment District No. 2

**Summary:** This report is to provide information to the Planning Commission for a recommendation to the City Council on a Tax Increment Financing development district project plan and increment district proposal. Per 62 O.S. §858, the Planning Commission “shall review the proposed project plan and shall make a recommendation on the plan to the governing body”. The TIF Review Committee has evaluated the Stillwater West 51 Development District Project Plan and Increment District No. 2 and forwarded their recommendation to the Planning Commission.

**Project/Site Design Data/Details:**

Zoning – primarily CG (Commercial General), some CS (Commercial Shopping) and some CG-PUD (Commercial General with Planned Unit Development)

Existing Use – Mixture of developed and vacant properties

Proposed Use – Variety of retail, sales-tax generating uses

Lot – Approximately 230 acres

**Applicable City Plans/Policies:**

The C<sup>3</sup> Plan identifies the project area as primarily Commercial with a small amount of High Density Residential and Agriculture. Commercial areas are designed to specifically promote commercial retail activities, although they may include office uses and high density residential. Common uses in the commercial area include shopping facilities for the sale of goods and services including a variety of retail stores, shopping centers, restaurants, and other customer-oriented sales-tax generating establishments.

**Alternatives:**

1. Accept TIF Committee findings and recommendations, find that the Stillwater West 51 Development District Project Plan and Increment District No. 2 proposal is feasible and conforms to the master plan, and approve PC Resolution 2016-1.
2. Find that an amendment is necessary to the Stillwater West 51 Development District Project Plan and Increment District No. 2 proposal prior to an affirmative action.
3. Find that the Stillwater West 51 Development District Project Plan and Increment District No. 2 proposal is not feasible and does not conform to the master plan; therefore recommend that the City Council not approve the project plan.

**Prepared by:** Paula J. Dennison, Development Services

**Date of Preparation:** February 26, 2016

**Attachments:**

- West TIF Proposed Project Plan 22616 Review Committee Approved Draft
- West TIF Project Plan Attachments 22616 Approved Review Committee Draft
- West TIF Proposed Findings and Recommendations 22616 Review Committee Approved Draft
- Resolution PC 2016-1