



**REPORT TO: CITY COUNCIL**

**MEETING DATE: OCTOBER 5, 2020**

<b>Agenda Item:</b>	7b. CC-20-179
<b>Prior Council Action/Related Items:</b>	<a href="#">Planning Commission Report</a>
<b>Background / Issue:</b>	<ul style="list-style-type: none"> <li>As businesses have continued to re-open in the community, City staff have been in discussion with current and potential property owners about redevelopment possibilities in the community, particularly commercial redevelopment along arterial streets.</li> </ul>
<b>Proposal/Solution:</b>	<ul style="list-style-type: none"> <li>During the course of these discussions, property owners and potential developers approached staff about:             <ul style="list-style-type: none"> <li>✓ potential adaptive reuse of older buildings for redevelopment opportunities;</li> <li>✓ code updates resulting from the need to expand an existing cemetery.</li> </ul> </li> <li>To address the discussion items, staff developed a measure to promote additional economic development opportunity within the community along with creating a code that is consistent with specific uses in certain zoning districts.</li> <li>The proposed text amendment adds certain uses to the RSS (Residential Small Lot Single Family) zoning district and the CG (Commercial General) District.</li> <li>W 6<sup>th</sup> Avenue Project Adaptive reuse of an older building pertains to an existing vacant building formerly used as a hotel. The developer intends to reuse the structure for student housing, keeping the configuration of the existing rooms and creating a central kitchen or cafeteria.</li> </ul> <p>The current code does not have a category for “apartment-like hotels” and the request is to add this use to allow the project to occur.</p>

- Fairlawn Cemetery  
The management team of Fairlawn Cemetery came to staff requesting to construct a new maintenance equipment building on property to the east of the cemetery to store equipment on site. Staff determined that the cemetery and adjacent properties are zoned RSS, which does not allow for cemetery uses.

This property has been a legally non-conforming use for some time and is the only cemetery within the city limits of Stillwater. The intent is to allow for a cemetery use along with incidental accessory uses within the RSS zoning district, such as a cemetery maintenance building.

- The text amendment was reviewed and discussed by the Planning Commission on September 15, 2020. The Planning Commission recommends approval of the text amendment with a 4-0 vote.

<b>Financial Impact/Funding Source(s):</b>	None
<b>Related Strategic Priority:</b>	<p>#1 Effective Services &amp; Accountable Government: To provide effective services and accountable government for all citizens by practicing fiscal responsibility, transparency and outstanding customer service.</p> <p>#2 Inspired Management: To demonstrate leadership, management and planning skills that focus on results needed to create a better community.</p> <p>#5 Quality of Life: To develop partnerships that create a high quality of life with equal access to services and amenities; strong and connected neighborhoods and a healthy economy and business atmosphere that align with community values.</p>
<b>Recommended Action/Motion:</b>	Motion to accept Planning Commission recommendation and approve the Land Development Code text amendment.
<b>Prepared By:</b>	Lanc Gross, Planning Manager
<b>Reviewed By:</b>	Paula J. Dennison, Assistant City Manager
<b>Submitted By:</b>	Norman McNickle, City Manager
<b>Attachment(s):</b>	Proposed amended Section 23-137 and 23-153, Request for Text Amendment, and Planning Commission minutes