



Agenda Commentary

Item Title/ Subject: Rezone of Property

Staff Source: City Clerk Lisa Anders

History/Background Information: Planning and Zoning Board has considered and recommended the rezoning of property at 116 South 10th to C-4 to allow for the purpose of office/retail uses.

Item/Subject Summary: Approval of Ordinance #937 rezoning property for commercial use.

Price/Cost: 0

Recommendation: Approval of rezone request as recommended by Planning and Zoning Board

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING BOARD

TUESDAY, MAY 8, 2012

A regular meeting of the Planning and Zoning Board of the City of Clinton, Oklahoma, was held on Tuesday, May 8, 2012, at 9:00am in the City of Clinton Council Room, City Hall. A notice of this meeting with agenda was posted on the bulletin board in the lobby of Clinton City Hall on Thursday, May 3, 2012.

Members Present were: Corky Heard, Julie Strong

Others Present: Lisa Anders, Toby Anders, Robert McDown, Teresa Krewall

A quorum was not present. A reschedule meeting was set for Wednesday, May 8, 2012.

Chairman Heard called the rescheduled meeting of the Planning and Zoning Board in session at 9:00 A.M. on Wednesday, May 9, 2012 with the following present:

Members: Corky Heard, Jay Wyer, Mariela Acosta

Others: Lisa Anders, Toby Anders, Robert McDown

2. CONSIDER MINUTES OF MEETING ON FEBRUARY 14, 2012 MEETING

Motion was made by Jay Wyer and seconded by Mariela Acosta to approve the minutes of the previous meeting.

Chairman put the motion to roll call vote:

Aye: Wyer, Acosta, Heard

Nay: None

Chairman declared motion carried.

3. CONSIDER REQUEST OF BELLETORIA, LLC ACTING AS AGENT FOR CHRISTOPHER & SUSAN BENNETT TO REZONE PROPERTY IN LOTS 22-24, BLOCK 47, ORIGINAL TOWNSITE OF CLINTON TO GENERAL COMMERCIAL DISTRICT (C-4) TO ALLOW FOR OFFICE/RETAIL PURPOSES (116 SOUTH 10TH)

Chairman Heard reported that the Board of Adjustments has granted a variance regarding the spot zoning of this property. City Code requires 22,000 square feet to rezone and this property is less than that amount.

He explained that the property north of the alley is zoned for commercial usage and the property south of the alley is zoned for residential usage. As far back as anyone can remember this property has been used for commercial purposes but has apparently been zoned residential. Heard said the parking at this location is limited and a letter confirming the arrangements for parking with the First Baptist Church was presented.

Jay Wyer asked what business is planned for this location.

Chairman Heard said that is undetermined at this time but will be for office space.

Motion was made by Jay Wyer and seconded by Mariela Acosta approved the request to rezone and recommended forwarding the recommendation to the City Council.

Chairman Heard put the motion to a roll call vote:

Aye: Wyer, Acosta, Heard

Nay: None

Chairman declared the motion carried.

5. ADJOURN

Motion was made by Jay Wyer and seconded by Mariela Acosta to adjourn the meeting.

Chairman put the motion to roll call vote:

Aye: Wyer, Acosta, Heard

Nay: None

Chairman declared the meeting adjourned at 9:15 am

ORDINANCE NUMBER 937

AN ORDINANCE CHANGING THE ZONING
FROM R-1(SINGLE FAMILY DISTRICT) TO C-4 (GENERAL COMMERCIAL DISTRICT)
FOR PROPERTY LOCATED IN LOTS 22- 24, BLOCK 47, ORIGINAL TOWNSITE OF
CLINTON, CUSTER COUNTY, OKLAHOMA;
AND DECLARING AN EMERGENCY.

WHEREAS, the owners of a tract of land located in Lots 22-24 , Block 47, Original Townsite in Clinton, Custer County, Oklahoma request that the zoning of said land be changed from R-1 (Single Family District) to C-4 (General Commercial District); and

WHEREAS, the Planning and Zoning Board of said City of Clinton, Oklahoma met on May 8, 2012, after due legal notice thereof to all owners of property situated within a radius of 300 feet of subject tract of land and has reviewed the said application and has recommended to this Council that the zoning of such property be approved as requested; and

WHEREAS, the City Council did conduct a Public Hearing on this matter on this date in the Council Room of the Clinton City Hall pursuant to due legal notice thereof published in the Clinton Daily (Oklahoma) News on May 11, 2012; and

WHEREAS, the matter was discussed in open forum at this Public Hearing before and by the members of the Council and the Council being fully informed in the premises does find that the interest of the City of Clinton will be served best by establishing the subject zoning district as requested in the subject application and as recommended by the Clinton Planning and Zoning Board; and

NOW THEREFORE, be it ordained by the City Council of the City of Clinton, Oklahoma that the following described property in Lots 22- 24, Block 47, Original Townsite in Clinton, Custer County, Oklahoma be and the same is hereby zoned C-4 (General Commercial District).

WHEREOF, an emergency is hereby declared to exist and the Ordinance shall be in full force and effect from and after its passage and proof of publication.

PASSED AND APPROVED this _____ day of _____, 2012.

Allen Bryson, Mayor

ATTEST:

Lisa Anders, City Clerk