

REGULAR PLANNING COMMISSION MINUTES

DATE: November 3, 2021

The Planning Commission of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in person for a regular meeting on November 3, 2021, at 1:30 p.m., pursuant to notice duly posted as prescribed by law.

Item 1. Roll Call

The following Commissioners were present:

Present: Walker, Johnson, Deem, Rowell

Absent: Loftis-Walton

City Planner, Rachel Clyne, stated there was a quorum, and the meeting was called to order.

Item 2. Approval of Minutes

Consideration of approval of the minutes from the regular meeting of September 1, 2021.

Chair Deem asked the Planning Commissioners if there were questions or corrections to the minutes.

Commissioner Walker made a motion to **Approve** the minutes as presented, which was seconded by Commissioner Johnson.

Motion passed 4-0-0.

Aye: Walker, Johnson, Deem, Rowell

Nay: None

Abstain: None

Item 3. RZ07-21

RZ07-21 - Public hearing and consideration of an application to rezone property located at 1404 E. 7th Street from R-1 (Single-Family Residential District) to R-2 (Medium Density Residential District) to allow construction of a duplex or triplex.

Case No. **RZ07-21**, Applicant: Ethan Acock

Chairperson Deem asked for a staff report. Planner Clyne stated the application was to rezone property located at 1404 E 7th Street. Clyne discussed the staff report and stated that the **subject property is zoned R-1 (Single-Family Residential District)**. To the east properties are zoned R-1. To the south, across Walnut Street properties are zoned both R-1 and R-2 (Medium Density Residential District). To the west, crossing Pesotum Avenue, the properties are zoned R-3 (Multifamily Residential District). To the north, across Main Street, the zoning districts include R-1, R-2, and C-1 (Neighborhood Commercial District).

Zoning exists to avoid adjacent placement of incompatible uses. The stepping down concept is used to separate the most intense zoning district with the next less intense district. Many communities recognize the standard step down of districts as Industrial, Commercial, Residential, and Agricultural. One example is that Commercial Districts act as a "buffer" for Residential Districts from the more intense uses associated with Industrial Districts. When dealing with zoning districts within the same overall use, a similar idea is good practice for land use. In Shawnee, there are four (4) residential zoning districts. Differences in residential uses often consider the density (opposed to intensity) of a district when utilizing the step down concept. For

example, the most dense Residential district in Shawnee is R-3 (Multifamily), followed by R-2, R-1, and ending with RE (Residential Estate District).

RE lots require a minimum of one-acre of land to be buildable. The street frontage is the longest width, and the building setbacks are the most restrictive. On the opposite end, an R-3 lot can be smaller, require less street frontage, and have building setbacks that allow buildings constructed more closely together. The subject property is adjacent to R-3 on one side (west) and R-1 on the other side (east). The rezoning of the lot in between the two districts to R-2 is a logical conclusion using best planning practices. The subject property meets the dimension standards for R-2 District and is an appropriate buffer between the two residential districts.

Staff recommended that the Planning Commission recommend to the City Commission **APPROVAL** of **RZ07-21**, which is to rezone property located at 1404 E. 7th Street from R-1 (Single-Family Residential District) to R-2 (Medium Density Residential District).

Commissioner Johnson made a motion to recommend **Approval** of Case No. **RZ07-21** to the City Commission, which was seconded by Commissioner Rowell. Following any discussion, the motion **passed 4-0-0**.

Aye: Walker, Johnson, Deem, Rowell
Nay: None
Abstain: None

It was announced the item would be heard at the November 15, 2021 City Commission meeting.

Item 4. City Planner's Report

Commissioner Cami Engles had resigned from the Planning Commission in order to serve on the City Commission. Additionally, Jay Lester had submitted his letter of resignation; he was moving outside Shawnee city limits.

Item 5. New Business

Item 6. Commissioners' Comments

Commissioner Walker asked about vacancies on the Planning Commission. Clyne encouraged the Commissioners present to let potential board members know there was a volunteer application on the City's website.

Chair Deem suggested that the Planning Commission vote regarding public participation at a future meeting.

Item 7. Adjournment

Meeting was adjourned at 1:59 p.m. by the power of the Chair.



Chair/Vice-Chair

/s/ Rachel Clyne
City Planner