



REPORT TO:
STILLWATER PLANNING COMMISSION No. PZ-16-2147

ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

Date of Meeting: February 7, 2017

Subject: Map Amendment: 707 E Airport Rd.

Purpose of Report: The applicant requests review and approval of a Map Amendment to rezone property addressed as 707 E Airport Rd from the IG, Industrial General district to the CG, Commercial General district.

Background: The Stillwater Chamber of Commerce acquires properties throughout the city in an effort to promote economic development. Such properties were previously owned and administered by the Stillwater Industrial Foundation (SIF). The subject property, at Perkins and Airport roads, was originally part of the Mercruiser Campus. SIF bought and subdivided a majority of the area surrounding the Mercruiser buildings for additional development. Other properties have been sold by SIF for uses other than industrial uses, such as the Aspen Heights student housing development.

Application Processing Information:

Applicant/Owner – Stillwater Chamber of Commerce
Notice – Property owners within 300’ and notice in the NewsPress
Assigned Planner – Tom Coots, Planner 1

Processing Track:

Submittal Date – November 11, 2016
Planning Commission – December 6, 2016; Postponed at applicants request to Feb 7, 2017
City Council - March 6, 2017

Project/Site Design Data/Details:

Zoning – IG, Industrial General to the CG, Commercial General (Sec 23.153)
Existing Use – vacant, undeveloped
Lot – about 22 acres

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property fronts onto Perkins Rd (Principal Arterial) and Airport Rd (Minor Arterial)
- Transit Facilities/Bike Lanes or Trails/Sidewalks: The OSU Gray Route runs on Perkins Rd adjacent to the property. No bike lanes/routes or trails/sidewalks are located adjacent to the property. Sidewalks are required with development.
- Water Service: City water service is available.
- Sanitary Sewer Service: City sewer service is available.
- Electric: City electric service is available.
- Engineering/Drainage: Not required for a Map Amendment.

Applicable City Plans/Policies:

The C³ Plan: Commercial. (Page 10-8)

Discussion: The Comprehensive Plan identifies the entire parcel, bound by Perkins Road, Airport Road and the railroad as developing in commercial uses. A range of zonings are located along this stretch of Perkins Road, primarily industrial, commercial, public and higher density residential. Some nearby properties fronting on Perkins Rd were rezoned from industrial to commercial.

Commercial areas are to promote commercial retail and service activities primarily. Uses include shopping from small shops to larger retail stores and centers, restaurants, hotels, service stations and other customer-oriented establishments. The C³ Plan discusses developing along existing transportation routes in a balanced manner to encourage development that compliments the surrounding area.

Although the request would remove vacant industrial zoned land from future industrial development, the location of the parcel on Perkins Road at Airport Road intersection does position it for support retail/service establishments as well as commercial enterprises serving the travelling public..

Findings:

1. The Comprehensive Plan supports the request.
2. The request appears to be consistent with the Comprehensive Plan.
3. The request allows for commercial uses which support the surrounding industrial uses.
4. The request would reduce the supply of available industrial land.

Alternatives:

1. Accept findings and recommend that the City Council approve the proposed map amendment as presented.
2. Find that the map amendment is not an appropriate use for the property based upon the impacts to the surrounding vicinity and do not recommend that the City Council approve the map amendment.
3. Find that additional information or discussion is needed prior to making a recommendation and table the request to a certain date.

Prepared by:	Tom Coots, Planner I
Reviewed by:	Paula J. Dennison, Development Services Director
Date of Preparation:	January 27, 2017
Attachments:	Area Map, Zoning Comparison Table IG to CG