



REPORT TO:
STILLWATER PLANNING COMMISSION No. PZ-17-2185

ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

Date of Meeting: May 2, 2017

Subject: Specific Use Permit: 2307 N Perkins Rd

Purpose of Report: The applicant requests review and approval of a Specific Use Permit to allow a Healthcare and Social Assistance use at property addressed as 2307 N Perkins Rd, zoned CS, Commercial Shopping.

Background: The subject property is located in the commercial development at Lakeview and Perkins Roads in which Academy and Walmart Neighborhood Market are located. The applicant seeks to construct a building on the outparcel at the corner of Lakeview and Perkins for an Aspen Dental dentist office. The building may have a retail portion; however, the applicant would like the Specific Use Permit to allow for the dental offices to use the entire 5,815 sq. ft. building should they need to expand beyond the initial tenant space.

The Lakeview Pointe Dentistry office (formerly My Dentist) located diagonally across the street in the Lakeview Point shopping center, received a Specific Use Permit for a dental office in 2013.

Application Processing Information:

Applicant/Owner – John Whitson of OK Stillwater Perkins, LLC
Notice – Property owners within 300’ and notice in the NewsPress
Assigned Planner – Tom Coots, Planner 1

Processing Track:

Submittal Date – March 17, 2017
Planning Commission – April 18, 2017, postponed to May 2, 2017 due to lack of quorum at PC
City Council - May 1, 2017, postponed to May 15, 2017 due to lack of quorum at PC

Project/Site Design Data/Details:

Zoning – CS, Commercial Shopping
Existing Use – Vacant/Undeveloped
Proposed Use – Dental office
Lot – about 35,000 sq. ft.
Buildings – 5,815 sq. ft. building proposed
Parking – 65 parking spaces proposed

Adequate Public Facilities Findings/Improvements:

- **Streets/Traffic:** The development has frontage on Lakeview Rd, a major collector; and Perkins Rd, a principal arterial. The property is accessed by a private internal access road.
- **Transit Facilities/Bike Lanes or Trails/Sidewalks:** The OSU Gray Route uses Perkins Rd adjacent to the property. Sidewalks are already constructed along Perkins and Lakeview adjacent to the property.

- Water Service: City water service is available.
- Sanitary Sewer Service: City sewer service is available.
- Electric: City electric service is available.
- Engineering/Drainage: The stormwater detention for the entire commercial development was installed with the Academy building.

Applicable City Plans/Policies:

The C³ Plan: Commercial (Page 10-8)

Discussion: The proposed use appears to be consistent in scale and intensity of the adjoining commercial uses. Although the zoning district requires a specific use permit for the dentist office, the Comprehensive Plan indicates that the property is appropriate for Commercial uses.

Findings:

1. A Healthcare and Social Assistance use requires a Specific Use Permit in the Commercial Shopping district.
2. The C3 Plan indicates the property is appropriate for commercial uses.
3. The proposed dental office appears to be consistent with the scale and intensity of the adjoining commercial uses.

Alternatives:

1. Accept findings and recommend that the City Council approve the proposed Specific Use Permit.
2. Accept findings and recommend that the City Council approve the proposed Specific Use Permit with conditions to mitigate any impact of the proposed use.
3. Find that the Specific Use Permit 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 Specific Use Permit.
4. 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:	April 25, 2017
Attachments:	Area Map, Site Plan
Map Designation:	NE