



REPORT TO:
STILLWATER PLANNING COMMISSION No. SUP21-03
ISSUED BY THE COMMUNITY DEVELOPMENT DEPARTMENT - STILLWATER,
OKLAHOMA

Date of Meeting: March 2, 2021

Subject: Specific Use Permit: 2230 N Perkins Road

Purpose of Report: The applicant requests review and approval of an SUP to allow for a physical therapy office in CS zoning

Background: The property is located near the southwest corner of Lakeview Road and Perkins Road and is within the Lakeview Pointe Shopping Plaza. The subject site is zoned CS Commercial Shopping. The use is labeled as health care and social assistance and an SUP is required in the CS zoning district. The applicant desires to relocate their office which is already within the shopping center. Changing locations requires a new SUP since the permit is address specific. The new location is nearly twice the size as their previous location.

Application Processing Information:

Applicant – Scott Mikulich, Select Physical Therapy Holdings, Inc.

Owner – Lakeview Pointe Shopping Center, LLC. c/o Rubenstein Real Estate Co., LC

Notice – Letters mailed to property owners within 300 feet and notice in the NewsPress

Assigned Planner – Rian Harkins, Senior Planner

Processing Track:

Submittal Date – January 22, 2021

Planning Commission – March 2, 2021

City Council – April 5, 2021

Project/Site Design Data/Details:

Zoning – CS Commercial Shopping

Existing Use – Commercial Shopping Center

Proposed Use – Physical Therapy Office

Building size – 3200 s.f.

Parking – Available on site

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property is located near the corner of Lakeview Rd and Perkins Rd
- Transit Facilities/Bike Lanes or Trails/Sidewalks: Sidewalks are located along both Perkins Rd and Lakeview Rd.
- Water Service: City water service is available
- Sanitary Sewer Service: City sewer service is available
- Electric: City electric service is available
- Engineering/Drainage: N/A

Applicable City Plans/Policies:

The Future Land Use Map within the Comprehensive Plan indicates that the desired land use within this part of the community is commercial. Commercial is indicated for the entire shopping center.

Discussion: The applicant is requesting the approval of an SUP to allow for a physical therapy office in CS zoning. The property is located within the Lakeview Shopping Center. While most of the other businesses in the area are commercial uses this business already has an office five bays down to the east.

Findings:

1. The Land Development Code allows for health care and social assistance uses in CS zoning with a Specific Use Permit.
2. A new SUP is required for moving locations.
3. Parking is sufficient for the intended use.

Alternatives:

1. Accept findings and recommend that the City Council approve the proposed Specific Use Permit as presented.
2. Accept findings and recommend that the City Council approve the proposed Specific Use Permit with conditions necessary for mitigation to adjacent properties.
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 request.
4. Find that additional information or discussion is needed prior to making a recommendation and table the request to a certain date.

Prepared by:	Rian Harkins, Senior Planner
Reviewed by:	Lanc Gross, Planning Manager
Date of Preparation:	February 12, 2021
Attachments:	Area Map, Site Plan
Map Designation:	NW