



REPORT TO:  
STILLWATER PLANNING COMMISSION No. MA21-04

ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

**Date of Meeting:** June 15, 2021

**Subject:** Map Amendment: 701 Boomer Lake Station Drive

**Purpose of Report:** The applicant requests review and approval of a Map Amendment to rezone from (P) Public, to (RMI) Multi-Family Intermediate Residential and (CG) General Commercial.

**Background:** The property is situated near the southeast corner of the intersection of N Washington Street and W Lakeview Road at the south end of Boomer Lake. Previously, the subject property was the location of the City of Stillwater's electric generating station.

**Application Processing Information:**

Applicant – City of Stillwater

Owner – Same

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

Assigned Planner – Rian Harkins, Senior Planner

**Processing Track:**

Submittal Date – May 13, 2021

Planning Commission – June 15, 2021

City Council - July 19, 2021

**Project/Site Design Data/Details:**

Current Zoning – P Public, Section 23-171

Proposed Zoning – (RMI) Multi-Family Intermediate Residential, Section 23-140; and (CG)

General Commercial, Section 23-153

Existing Use – Former electric generation station

Proposed Use – Residential and Commercial

Lot size – Approximately 4.13 acres

Parking – N/A

**Adequate Public Facilities Findings/Improvements:**

- Streets/Traffic: The property has access to Boomer Lake Station Drive, a local street; and Lakeview, an arterial street.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: The OSU transit service provides both the Blue and Green routes in close proximity. The Green Route runs along Lakeview, while the Blue Route provides connections using Boomer and Washington.
- Water Service: City water service is available to the immediate west side of the site.
- Sanitary Sewer Service: City sewer service is available at the south end of the site.
- 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 along Boomer Road and Park/Open Space for the lake/park area. The subject site is bordered by a mixture of residential uses to the northwest, with commercial uses to the south and immediate west. In addition, park/open space is noted to be immediately north and east of the subject property.

**Discussion:** The applicant requests review and approval of a Map Amendment to rezone from (P) Public, to (RMI) Multi-Family Intermediate Residential and (CG) General Commercial at 701 Boomer Lake Station Drive.

The subject site has been the home of the former Boomer Lake Generating Station, owned by the City of Stillwater/Stillwater Electric Utility; and as such has been zoned (P) Public. The power generation facility was decommissioned in 2016 and will become the centerpiece of a redevelopment project for the area.

The Land Development Code notes in Section 23-171 that:

The P Public District identifies properties owned by the city and any other municipal, county, state or federal government agency and operated for the use and benefit of the general public. The city adopts regulations for general application throughout the city. All uses, lands, and structures in the P district shall comply with the general regulations as set forth in this chapter, except as it pertains to the construction and maintenance of streets and permanent infrastructure. Development activity on city property shall not require approval by the planning commission and/or city council as set forth in this chapter.

The zoning districts surrounding the subject site are:

- West and South – CG General Commercial
- East and North – Public

The existing structure has been an electric generating station and is now part of a redevelopment project that includes Tax Increment Financing. The overall redevelopment project has previously been reviewed by the Planning Commission for conformance with the comprehensive plan and approved by the Planning Commission as an amendment to the Comprehensive Plan. The Map Amendment is the next step in the overall redevelopment process, and will allow the proposed uses noted in the redevelopment concept to be compliant with the land development code.

Although the current (P) Public zoning is applicable to a property owned by the City, it is a rational next step to rezone the property in a manner that is more in line with the proposed uses contained in the redevelopment plan. Furthermore, the proposed CG zoning district is more in line with the Future Land Use Element of the Comprehensive Plan, and an expansion of the existing CG zoning district adjacent to the subject property.

Additionally, the RMI zoning district would function as a buffer between the southern part of Boomer Lake and the commercial properties to the west and south; and would take advantage of an unanticipated redevelopment opportunity while keeping with a density that is in line with the RMI zoning district (30 dwelling units per acre or less).

**Findings:**

1. The Land Development Code allows for rezoning of land via Map Amendments.
2. RMI is a less intense zoning district than the CG zoning district to the south and west.
3. The proposed Map Amendment will allow for the additional multi-family dwelling units on the property to be a conforming use.
4. The additional CG zoning would be adjacent to land already zoned General Commercial.
5. The Comprehensive Plan calls for commercial uses in this area.

**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.

<b>Prepared by:</b>	Rian Harkins, Senior Planner
<b>Reviewed by:</b>	Lanc Gross, Planning Manager
<b>Date of Preparation:</b>	May 25, 2021
<b>Attachments:</b>	Area Map, Zoning Comparison Chart, Site Plan
<b>Map Designation:</b>	NE