



REPORT TO:
STILLWATER PLANNING COMMISSION No. MA21-08

ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

Date of Meeting: July 20, 2021

Subject: Map Amendment: 522 North Perkins Road

Purpose of Report: The applicant requests review and approval of a Map Amendment to rezone property addressed as 522 North Perkins Road from Commercial Shopping (CS) to Commercial General (CG) Zoning.

Background: The subject property is located to the northwest of the intersection of Perkins Road and Hall of Fame Avenue. The property is currently zoned Commercial Shopping (CS) and has been vacant for some time, with food/beverage services and retail uses adjacent to the site.

Application Processing Information:

Applicant – KCR Retail, LLC

Owner – E.A.T. Enterprises (B)

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 – June 14, 2021

Planning Commission – July 20, 2021

City Council - August 2, 2021

Project/Site Design Data/Details:

Zoning – CS, Commercial General, Section 23-151

Proposed Zoning – CG, Commercial General, Section 23-153

Existing Use – Commercial/Vacant

Proposed Use – Companion SUP application notes a proposed RV Park (SUP21-17)

Lot size – Approximately 3.4 acres

Parking – Sufficient parking located on site

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property has access to Perkins Road, a major arterial street
- Transit Facilities/Bike Lanes or Trails/Sidewalks: The OSU transit service does have a route in this area. Sidewalks are located along Perkins Road
- Water Service: City water service is available along the eastern property line along Perkins Road
- Sanitary Sewer Service: City sewer service is available at the western property line adjacent to the railroad right of way.
- 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 for areas adjacent to Perkins Road. The subject site is bordered by a mixture of Commercial uses to the north, south, and east. Aside from the rail corridor to the immediate west, additional commercial uses are indicated between the subject site and Main Street.

Discussion: The applicant requests review and approval of a Map Amendment to rezone property addressed as 522 North Perkins Road from Commercial Shopping (CS) to Commercial General (CG) Zoning.

The subject site is currently within an area of Commercial Shopping zoning and is surrounded by a mixture of various commercial land uses and commercial zoning districts. The zoning districts surrounding the subject site are:

- South – CS Commercial Shopping and GC General Commercial
- West– CG General Commercial
- North and East – CS Commercial Shopping

The subject site was the location of a mobile home park and has been vacant for some time. The applicant has filed an application for a Specific Use Permit to establish an RV Park at the site.

Findings:

1. The Land Development Code allows for rezoning of land via Map Amendments.
2. The proposed CG Zoning District is located to the immediate west of the property, and the map amendment would be an extension of that district.
3. The proposed Map Amendment would not impede or negatively impact the surrounding commercial uses.
4. 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.

Prepared by:	Rian Harkins, Senior Planner
Reviewed by:	Lanc Gross, Planning Manager
Date of Preparation:	June 18, 2021
Attachments:	Area Map, Zoning Comparison Chart
Map Designation:	NE