



REPORT TO:  
STILLWATER PLANNING COMMISSION No. SUP21-17  
ISSUED BY THE COMMUNITY DEVELOPMENT DEPARTMENT - STILLWATER,  
OKLAHOMA

**Date of Meeting:** July 20, 2021

**Subject:** Specific Use Permit: 522 N Perkins Road

**Purpose of Report:** The applicant requests review and approval of an SUP to allow for an RV Park at property addressed as 522 North Perkins Road. This is a companion application to MA21-08.

**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. The subject property previously has been the location of a mobile home park. The applicant is proposing to establish an RV Park on the property.

**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

Assigned Planner – Rian Harkins, Senior Planner

**Processing Track:**

Submittal Date – June 14, 2021

Planning Commission – July 20, 2021

City Council – August 16, 2021

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

Existing Zoning – CS, Commercial General, Section 23-151

Proposed Zoning – CG, Commercial General, Section 23-153 (applicant has submitted the SUP request simultaneously with a Map Amendment request, MA21-08)

Existing Use – Commercial/Vacant

Proposed Use – RV Park

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. Commercial is indicated along the Perkins Road corridor as well as the Main Street and Hall of Fame corridor in this part of the community.

**Discussion:** The applicant is requesting the approval of an SUP to allow for the establishment of an RV Park at 522 N Perkins Road. The applicant is proposing a concrete drive with engineered gravel pads for the individual camper sites. City Engineering has given approval of the engineered gravel pads for camping sites, and feels the proposed turn around will be adequate for a camper or large fire apparatus. The vacant building on the site adjacent to Perkins Road will serve as an office and service building for users of the RV Park. The RV Park is an allowable use within the CG zoning with a Specific Use Permit.

**Findings:**

1. The Land Development Code allows for and RV Park in the CG zoning district with a Specific Use Permit.
2. The SUP request is only for the RV Park.
3. The proposed SUP will occupy a currently vacant property.

**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:** June 18, 2021  
**Attachments:** Area Map, Site Plan, Drainage Letter  
**Map Designation:** NE