

**STILLWATER PLANNING COMMISSION SUMMARY
REGULAR MEETING OF July 20, 2021
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING
LAW, THE AGENDA WAS POSTED July 14, 2021 IN THE
MUNICIPAL BUILDING AT 723 SOUTH LEWIS STREET**

MEMBERS PRESENT

Brad Rickelman, Chair
Jana Phillips, Vice-Chair
Mike Shanahan, Member
Brett Allred, Member
Preston Bobo, Member

STAFF PRESENT

Kim Payne, Special Counsel
Lanc Gross, Development Review Manager
Rian Harkins, Senior Planner
Chelsey Jones, Administrative Assistant

MEMBERS ABSENT

2. PUBLIC HEARING:

- c. KCR Retail, LLC, **SPECIFIC USE PERMIT (SUP21-17)**, requesting review and approval of a specific use permit to allow a RV park at property addressed as 522 N Perkins Rd in a proposed CG (Commercial General) zoning district. Harkins

Rian Harkins, Senior Planner presents the specific use permit application and asks if there are any questions; none respond.

Chair Rickelman states that the subject property they are requesting the SUP for, is in CS not CG zoning.

Mr. Harkins confirms that it is in CS; however, the applicant has asked to rezone the property to CG. Since both items will still go to City Council the Planning Commission is still being asked to give a recommendation.

Chair Rickelman asks if there are any questions for staff; none respond. Chair Rickelman opens the public hearing. Chair Rickelman asks if there is anyone who would like to speak in favor of the item, and if the applicant or agent is here to speak first.

Stephen Gose, Gose and Associates, 113 E 8th Ave, Stillwater, OK speaks on the following:

- This is a request for a RV park in a Commercial General zoning district.
- There are currently 30 mobile home pads, and they are proposing 47 RV spaces.
- The driveway and the building on Perkins would remain where they are at. The building would be broken out into three sections; the lower level walk out piece would be a storm shelter, half would be a caretaker unit for onsite full-time management, and the top floor would be a small laundry/shower/hang-out area for the residents.
- It is intended to be a longer term RV park, not an overnight turnover. Based on discussions with developers and OSU, there is a demand for more RV parking.
- The shape, size, and surrounding facilities this property is very odd, difficult, and an expensive area to develop.

- It would be possible to walk to many of the surrounding restaurants for meals.
- The area is already used to seeing pedestrian traffic on the sidewalks and crosswalks, and we shouldn't be discouraging it from increasing.
- Utilities are available on the site.
- It is next to a nice four lane road.
- Looking at the ITE (Institute of Transportation Engineers) standards, since it doesn't have an RV park, you can compare it to other uses with similar traffic, it shows that it would have a similar impact to a small restaurant.
- The road coming in would stay where it's at, they would seal coat it at the west end, and the small turn around would be turned into a large concrete turn around.
- The pads would be an engineered gravel section similar to what has been allowed at Westwood or other similar low-use parking lots, this helps allow more storm water control.
- Installing a wood fence on north and west sides, metal fence along the south, and a gate on the east would help keep it secure while still allowing a view into the park through the buildings off of Hall of Fame Ave.
- Rent base and use are going to be for the higher end user that has a nice RV.

John Bartley, 623 S Lewis St, Stillwater, OK on behalf of the applicant, speaks on the following:

- This particular lot being in CS zoning with the limitations it has is likely the reason this lot hasn't been developed considering everything around it is.
- This would increase the value of this property as well as surrounding properties.
- The engineered gravel pads will also help address potential drainage issues by not being an impervious surface.
- Ties in with the City's bikes and trails plan.
- Possibly one of the only reasonable, or expected uses for the particular piece of dirt.
- In Gulf Shores, Alabama, on a very heavily trafficked road, he's seen a RV park that was completely full of high-end RVs.

Commissioner Bobo asks if Mr. Bartley has any data that shows that it could increase property values. Mr. Bartley stated he doesn't have it available on that particular piece; however, it is easily available to find a vacant piece of property, develop it, and watch not only its value raise, but also the value of the surrounding properties.

Commissioner Allred asks how long this property has been vacant. Mr. Bartley can't give an exact number; however, he states the mobile home park built in 1960, and was probably vacated around the late 80's, early 90's.

Commissioner Bobo asks if the landscaping would be kept up. Mr. Bartley states it would be, especially maintenance.

Vice-Chair Phillips asks when they referring earlier to a longer term stay, what were they meaning. Mr. Bartley deferrers the question to the applicant.

Kevin Carter, 104 College View Dr. states the premise behind this park is to be a game-day park. It is not a live in RV Park. It will only have 47 spaces and are looking more for alumni that are coming to town for special events such as games and visiting their grandkids; there will not be continuous in and out traffic.

Vice-Chair Phillips asks if Mr. Carter has other properties similar to this one. Mr. Carter states they did just recently purchase, then sell a property near a university that was an existing 64 unit park. It was at an intersection of about 40k cars and 38k cars; which means, it's an intersection encroaching 80k cars. Immediately next door, a group purchased and built a 470 unit apartment complex.

Chair Rickelman asks if there is anyone else who wishes to speak in favor of the item; none respond.

Chair Rickelman asks if there is anyone who would like to speak in opposition of the item; none respond.

Chair Rickelman closes the public hearing and asks for staff to present the findings and alternatives.

Mr. Harkins presents the findings and alternatives and asks if there are any questions.

Vice-Chair Phillips asks if the sidewalk along the front of the property is to the City standard. Mr. Harkins stated it is a 6 ft. sidewalk; which meets commercial standards.

Commissioner Bobo states he would like to see Stillwater a walkable city; however, he doesn't think we should be encouraging pedestrian traffic along a highway.

Vice-Chair Phillips states the property is long; if it was sub-divided, someone that abuts it, could acquire it, and extend the use making it accessible from another direction. The lot has some difficulties and will be costly to develop.

Commissioner Allred states it is a creative use for this property; especially if our former Mayor can't remember the last time it was used. If someone wanted to sub-divide it probably would have already been done at this point. With only 47 lots the pedestrian traffic would still be safe since not everyone is coming and going at the exact same time.

Vice-Chair Phillips states it's still concerning for the large recreational vehicles to be entering and exiting on Perkins Rd. Perkins Rd is already a busy road; even busier on games days, which is when this property is intended to be used the most.

Commissioner Shanahan asks if this particular use is compatible in the CS zoning district even with a SUP. Mr. Harkins states not in the CS zoning district but would be in a CG. The map amendment and the SUP will both still go to City Council. If the Planning Commission decides to reconsider their previous vote that will be an item they will have to take up.

Chair Rickelman asks if there is a motion or any discussion.

Commissioner Allred motions to approve; Chair Rickelman seconded.

Roll call:	Rickelman	Phillips	Shanahan	Allred	Bobo
	Yes	No	No	Yes	No

Time: 28 minutes

Chair Rickelman says the motion fails with two yes votes and three no votes. Chair Rickelman asks if there is another motion or some discussion.

Vice-Chair Phillips states if the map amendment had passed; she would still be against this SUP due to the large vehicles that would be added onto Perkins Rd. If the developer can create a safer way to get in

and out on Perkins Rd. it would be something to consider; which means, it may be possible to table and ask for additional information.

Commissioner Bobo and Vice-Chair Phillips both agree that one of the hardest choices is to rezone a property.

Vice-Chair Phillips motions to reject the application since it isn't an appropriate use for the property based on the impact to the surrounding vicinity, primarily the traffic consideration of the large vehicles coming and going on a state highway, and does not recommend approval by City Council; Commissioner Bobo seconded.

Roll call:	Rickelman	Phillips	Shanahan	Allred	Bobo
	No	Yes	Yes	No	Yes

Time: 4 minutes

DRAFT