



REPORT TO:  
STILLWATER PLANNING COMMISSION No. PZ-16-2147

ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

**Date of Meeting:** December 6, 2016

**Subject:** Map Amendment: 707 E Airport Rd.

**Purpose of Report:** The applicant requests review and approval of a Map Amendment to rezone property addressed as 707 E Airport Rd from the IG, Industrial General district to the CG, Commercial General district.

**Background:** The Stillwater Chamber of Commerce acquires properties throughout the city in an effort to promote economic development. Such properties were previously owned and administered by the Stillwater Industrial Foundation (SIF). The subject property, at Perkins and Airport roads, was originally part of the Mercruiser Campus. SIF bought and subdivided a majority of the area surrounding the Mercruiser buildings for additional development. Other properties have been sold by SIF for uses other than industrial uses, such as the Aspen Heights student housing development.

**Application Processing Information:**

Applicant/Owner – Stillwater Chamber of Commerce  
Notice – Property owners within 300’ and notice in the NewsPress  
Assigned Planner – Tom Coots, Planner 1

**Processing Track:**

Submittal Date – November 11, 2016  
Planning Commission – December 6, 2016  
City Council - January 9, 2017

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

Zoning – IG, Industrial General to the CG, Commercial General (Sec 23.153)  
Existing Use – vacant, undeveloped  
Lot – about 22 acres

**Adequate Public Facilities Findings/Improvements:**

- Streets/Traffic: The property fronts onto Perkins Rd (Principal Arterial) and Airport Rd (Minor Arterial)
- Transit Facilities/Bike Lanes or Trails/Sidewalks: The OSU Gray Route runs on Perkins Rd adjacent to the property. No bike lanes/routes or trails/sidewalks are located adjacent to the property. Sidewalks are required with development.
- Water Service: City water service is available.
- Sanitary Sewer Service: City sewer service is available.
- Electric: City electric service is available.
- Engineering/Drainage: Not required for a Map Amendment.

**Applicable City Plans/Policies:**

The C<sup>3</sup> Plan: Commercial uses along Perkins Rd. Industrial uses on remainder of property. (Page 10-8)

**Discussion:** The Comprehensive Plan supports commercial uses along the frontage of Perkins Rd. Most commercial lots for uses such as restaurants, gas stations, retail stores, etc on Perkins Rd are about 200-300 feet in depth. The west 250 feet of the subject property is approximately 8 acres of the 22 acre tract.

Nearby properties fronting on Perkins Rd have been rezoned from industrial districts to the CG, Commercial General district. The request would remove vacant industrial zoned land from future industrial development.

The IL, Light Industrial district allows for most of the commercial uses permitted in the CG district, plus additional industrial uses.

**Findings:**

1. The Comprehensive Plan supports commercial uses fronting Perkins Rd.
2. The request for the entire property to be zoned to CG, Commercial General appears to be inconsistent with the Comprehensive Plan.
3. The request allows for commercial uses which support the surrounding industrial uses.
4. The request would reduce the supply of available industrial land.

**Alternatives:**

1. Accept findings and recommend that the City Council approve the proposed map amendment as presented.
2. Accept findings and recommend that the City Council approve the proposed map amendment for the west portion of the property, along the Perkins Road frontage, only.
3. 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.
4. Recommend that the City Council approve a map amendment to rezone the property to the IL, Light Industrial with the consent of the applicant. The request would need to be re-advertised prior to the City Council meeting.
5. 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>	Tom Coots, Planner I
<b>Reviewed by:</b>	Paula J. Dennison, Development Services Director
<b>Date of Preparation:</b>	November 30, 2016
<b>Attachments:</b>	Area Map, Zoning Comparison Table