



REPORT TO:  
STILLWATER PLANNING COMMISSION No. PZ-16-2153

ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

**Date of Meeting:** January 3, 2017

**Subject:** Specific Use Permit: 1402 S Perkins Rd

**Purpose of Report:** The applicant requests review and approval of a Specific Use Permit at property addressed as 1402 S Perkins Rd to allow an electronic sign adjacent to a residential district.

**Background:** The applicant is refurbishing the signage at the Oncue gas station locations throughout the city. The existing sign cabinet for one of the existing pole signs is proposed to include an electronic portion. The property is diagonally adjacent to property zoned RSS, Residential Small-lot Single-family.

**Application Processing Information:**

Applicant/Owner – Oncue Marketing, LLC

Notice – Stillwater Newspress and property owners within 300’

Assigned Planner – Tom Coots, Planner 1

**Processing Track:**

Submittal Date – December 9, 2016

Planning Commission – January 3, 2017

City Council - January 23, 2017

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

Zoning – CG, Commercial General

Existing Use – Gas Station

Proposed Use – Electronic sign on existing pole sign

Sign – electronic portion is 19.25 sq. ft. of the signage total 140.52 sq. ft.

**Adequate Public Facilities Findings/Improvements:**

- Streets/Traffic: The property fronts on Perkins Rd, a principal arterial; and on 14<sup>th</sup> and 15<sup>th</sup> Aves, local streets.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: Sidewalks are located adjacent to the property.
- Water Service: City water service is available.
- Sanitary Sewer Service: City sewer service is available.
- Electric: City electric service is available.
- Engineering/Drainage: Not needed for a sign.

**Applicable City Plans/Policies:**

The C<sup>3</sup> Plan: Commercial (Page 10-8)

**Discussion:** The property is located in the CG (Commercial General) zoning district on a major commercial thoroughfare. Some surrounding properties are zoned RSS (Small Lot Single Family). Code requires a specific use permit to allow an electronic message center sign on a property when the subject property is adjacent to a residentially zoned property. The sign will be visible to the residential properties.

The applicant will be replacing the signage on an existing pole sign. The electronic sign will be attached to the pole sign on the southern portion of the property at 15<sup>th</sup> Ave. The electronic sign will otherwise meet all signage requirements.

**Findings:**

- 1. The subject property is located adjacent to residentially zoned properties.
- 2. The electronic sign will be visible to residential properties.
- 3. The sign meets all other signage requirements.

**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.
- 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 Specific Use Permit.
- 4. Find that additional information or discussion is needed prior to making a recommendation and table the request to a certain date.

**Prepared by:** Tom Coots, Planner I  
**Reviewed by:** Paula J. Dennison, Development Services Director  
**Date of Preparation:** December 28, 2016  
**Attachments:** Area Map, Sign Elevation  
**Map Designation:** SE