



TO THE HONORABLE MAYOR AND COUNCIL

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REPORT TO:

STILLWATER CITY COUNCIL

No. CC-16-04

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ISSUED BY THE CITY MANAGER - STILLWATER, OKLAHOMA

**Date of Meeting:** January 4, 2016

**Subject:** Specific Use Permit to allow a conventional single-family use at property addressed 521 S. Pine Street.

**Summary:** The applicant requests review and approval of a Specific Use Permit at property addressed 521 S. Pine Street, currently zoned RTM (Residential Two-family and Multi-family District).

The applicant proposes to demolish the existing single-family structure and construct a six bedroom single-family house on the lot. The site plan does indicate that the minimum number of parking spaces can be located on the lot. Although Pine Street is located a few blocks from the university, most of the street and adjoining streets retain a residential character, with primarily single-family and two-family uses for new construction and existing structures. Similar requests have been recently approved in the neighborhood. The request would not reduce on-street parking on Pine Street.

A Specific Use Permit allows for review of uses which are less compatible in the zoning district the property is located. The approval may impose conditions related to the use of the property such as increased setbacks, buffers, parking, landscaping, etc. to ensure compatibility with the surrounding neighborhood and prevent negative impacts.

**Information:**

- Applicant - Taylor Sokolosky, Executive Residential Group, LLC
- Owner – Ernst W and Peggy E Pickens Living Trust
- Currently, RTM, Residential Two-family and Multi-family
- Request – Specific Use Permit to allow a conventional single-family use.
- The property abuts Pine Street, a local street.
- Water, sewer, and electric utilities are available.
- Notice is provided to property owners within 300-feet
- C<sup>3</sup> Plan: High-density residential

**Budget Impact:** No financial impact to the City of Stillwater.

**Alternatives:**

1. *Approve the proposed Specific Use Permit.* Approval allows the six bedroom, single-family house to be constructed in the RTM and in the area that is developed in single-family structures.
2. *Approve the requested Specific Use Permit with conditions.* To mitigate the impact of the proposed use, the approval may include conditions related to the use of the property such as increased setbacks, buffers, parking, landscaping, etc.
3. *Do not approve the Specific Use Permit.* Not approving the Specific Use Permit allows standard multifamily development in the RTM District.
4. *Table the request to a certain date.* More discussion or information may be needed in order to evaluate the proposed development.

Where the **COLLEGE** atmosphere and **COWBOY** spirit make everything come **ALIVE**.

**Planning Commission Action and Recommendation:** At the regular meeting on December 15, 2015, the Planning Commission voted 5-0 to recommend Alternative 1, approval of this request.

<b>Prepared by:</b>	Tom Coots, Planner I
<b>Reviewed by Operations Director:</b>	Paula J. Dennison, Development Services
<b>Reviewed by Administrative Director:</b>	John McClenny, Director of Operations
<b>Reviewed by City Attorney's Office:</b>	John E. Dorman, City Attorney
<b>Date of Preparation:</b>	December 16, 2015

**Submitted by:**



Norman McNickle  
Interim City Manager

**Attachments:** Area Map  
Site Plan