



TO THE HONORABLE MAYOR AND COUNCIL

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REPORT TO:

STILLWATER CITY COUNCIL

No. CC-16-05

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ISSUED BY THE CITY MANAGER - STILLWATER, OKLAHOMA

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

**Subject:** Specific Use Permit, Affordable Equity Partners: 3098 E. 6<sup>th</sup> Avenue

**Summary:** The applicant requests review and approval of a Specific Use Permit for property addressed as 3098 E. 6<sup>th</sup> Avenue in the CS (Commercial Shopping) zoning district. The applicant proposes to construct one three-story, 42 unit building, and two one-story buildings with 6 units each. The site plan does indicate that the minimum number of parking spaces can be located on the property. The one entrance to the development is off 6<sup>th</sup> Avenue. Other uses in the area are multi-family, single family, and mobile homes.

The proposed development is targeted to senior citizens and is proposed for tax credit approval by the Oklahoma Housing Finance Agency (OHFA). The Resolution of Support is on this meeting's agenda also.

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 – Colby Schwatz, Affordable Equity Partners
- Owner – Duncan-Akers Properties
- Zoning, CS (Commercial Shopping)
- Request – Specific Use Permit to construct a multi-family development in the CS zoning district.
- The property abuts E. 6<sup>th</sup> Avenue
- Utilities are available.
- Notice is provided to property owners within 300-feet, Newspress
- C<sup>3</sup> Plan: Commercial

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

**Alternatives:**

1. *Approve the Specific Use Permit.* Approval will allow a multi-family development in the CS (Commercial Shopping) district with an application presented to OHFA for tax credit consideration. Requesting the SUP rather than a map amendment allows the zoning to remain in place in case the OHFA application is not approved.
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. to ensure compatibility with the surrounding neighborhood and prevent negative impacts.
3. *Do not approve the Specific Use Permit.* Not approving the Specific Use Permit will leave the property open for a more conventional use in the CS (Commercial Shopping) zoning district.

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

By denying this request, the applicant will not be able to apply for this cycle of OHFA tax credit approval.

4. *Table the request to a certain date.* More discussion or information may be needed in order to evaluate whether the proposed development is a viable addition to Stillwater and specifically to the east side of the community. By tabling this request, the applicant will not be able to apply for this cycle of OHFA tax credit approval.

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

<b>Prepared by:</b>	Patty Evans, Planner II
<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 Zoning Map  
Site plan  
Elevations