



Meeting Date: December 5, 2016

Report No.: CC-16-150

Agenda Item No.: 7-a

Status: Public Hearing

Subject: Specific Use Permit, 3098 E. 6th Avenue

Prior Council Action or Part of an Approved Project: Yes

Related Items: [Stillwater Planning Commission 11.15.2016](#) [Stillwater City Council 1.4.2016](#)

Alternatives: Alternatives are identified in the Planning Commission report.

Recommendation: Planning Commission recommends approval of the Specific Use Permit as presented with a 5-0 vote.

Prepared by: Patty Evans, Planner II

Reviewed by: Paula Dennison, DS Director Reviewed by: Dan Blankenship, Deputy City Manager

Submitted by: Norman McNickle, City Manager

Attachments: PC Minutes, Area Map, Site Plan

Background Information: City Council approved a Specific Use Permit on January 4, 2016 for the same type of development (tax credit senior housing apartments) on the subject property. The proposed project was not approved by Oklahoma Housing Finance Agency (OHFA) in 2016. The developer changed the site plan to apply for OHFA funding in January 2017. Therefore, a new Specific Use Permit is required for the new design.

The changes to the site plan include the removal of the two one-story structures, addition of a story to the apartment building, and addition of a storm shelter. The parking, amenities and other layout of the previously approved Specific Use Permit remain the same.

The property is zoned Commercial Shopping (CS). Multi-family developments are allowed in the CS zoning district with a Specific Use Permit. The C³ Plan supports the current zoning and the proposed use.