



Report No. CC-16-22

Agenda Item No. 7b

Status: Public Hearing

Purpose: Request for review and approval of a Specific Use Permit for properties currently zoned RTM (Residential Two-family and Multi-family) district and addressed as 1209 and 1213 N. Ramsey Street.

Background Summary: The applicant proposes to construct a conventional single-family house on each of two undeveloped lots. The houses will have four bedrooms and four bathrooms. Adequate single car parking is proposed with the required four spaces per lot. All four parking spaces are readily accessible to Ramsey Street. The remaining properties along Ramsey Street currently are single-family houses.

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.

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

Alternatives:

1. *Approve the proposed Specific Use Permit.* Approval allows the four bedroom, single-family houses 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.

Recommendation: Planning Commission voted 5-0 to recommend Alternative 1, approval of this request.

Reviewed by: Paula Dennison, DS Director

Reviewed by: John McClenny, Director of Operations