



TO THE HONORABLE MAYOR AND COUNCIL

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REPORT TO: STILLWATER CITY COUNCIL

No. CC-16-25

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ISSUED BY THE CITY MANAGER - STILLWATER, OKLAHOMA

**Date of Meeting:** March 7, 2016

**Subject:** Specific Use Permit, 3014 S. Main Street

**Summary:** The applicant requests review and approval of a Specific Use Permit for property addressed as 3014 S. Main Street to allow a Health and Social Assistance use in the RTM (Two-Family and Multi-Family Residential) zoning district.

This property, formerly Gateway Foundation, Inc., has previously been a nursing home and a group home. A rezoning of the property with SUP for personal storage was approved in 2005.

The applicant wants to open a branch of Teen Challenge, a residential faith-based counseling and rehabilitation service in the structure constructed in 1962. There are two structures on the property with the small structure utilized by a church and the main building empty for many years. The applicant plans to install a privacy fence on the south side of the property between the facility and the adjacent apartment complex.

Teen Challenge was created in 1962 by David Wilkerson's ministry and the USA headquarters is located in Missouri. The program is faith-based rather than medical and is for ages 12+. Oklahoma has six locations: one for women, one for teen girls, one for teen boys, and three for men. The Stillwater center will be for adult men with the typical residential program lasting 12 – 18 months.

Staff understands that no violent offenders will be allowed, residents will not have cars at the facility, and any off-site activities will be supervised and as a group.

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.

**Information:**

- Owner/Applicant – John Green, representing Teen Challenge
- Current Zoning – RTM (Two-Family and Multi-Family Residential)
- Request – Specific Use Permit to allow a Health and Social Assistance use in the RTM zoning district.
- The property abuts S. Main Street and Husband Street

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- Utilities are available.
- Notice is provided to property owners within 300-feet, within ¼ mile, and the Newspress.
- C<sup>3</sup> Plan: Commercial

**Alternatives:**

1. *Approve the Specific Use Permit.* Approval allows the use of an existing vacant structure for a Health and Social Assistance use.
2. *Approve the 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 buffers, parking, landscaping, etc.
3. *Do not approve the Specific Use Permit.* Not approving the Specific Use Permit will leave the structure unused at this time and require Teen Challenge to look for another location.
4. *Table the request to a certain date.* More discussion or information may be needed in order to evaluate the proposed development.

**Planning Commission Action and Recommendation:** At the regular meeting on February 16, 2016, the Planning Commission voted 6-0 to recommend approval of this request as presented.

**Prepared by:**

Patty Evans, Planner II

**Reviewed by Administrative Director:**

John McClenny, Operations Director

**Reviewed by City Attorney's Office:**

John E. Dorman, City Attorney

**Date of Preparation:**

February 17, 2016

**Submitted by:**



Norman McNickle  
City Manager

**Attachments:** Area/zoning map