



REPORT TO:
STILLWATER PLANNING COMMISSION No. PZ-15-2044

ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

Date of Meeting: January 19, 2016

Subject: Specific Use Permit to allow a conventional single-family use, 1209 and 1213 N Ramsey Street.

Purpose of Report: The applicant requests 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 St.

Background: The applicant applied for a Map Amendment to rezone the subject property from the RSS (Residential Small-lot Single-family) district to the RTM district in 2012. At the time, the applicant sought to construct duplexes on the properties. The applicant now proposes a conventional single-family house on each lot.

Application Processing Information:

Applicant/owner - Brian Hester

Notice – Notice to property owners within 300’, notice in the News Press

Assigned Planner – Tom Coots, Planner 1

Processing Track:

Submittal Date – December 15, 2015

Planning Commission – January 19, 2016

City Council - February 1, 2016

Project/Site Design Data/Details:

Zoning – RTM (Residential Two-family and Multi-family District)

Existing Use – Vacant/undeveloped

Proposed Use – New single-family house on each lot

Lot – Two lots, each 7,400 sq. ft. in size

Buildings – (Two) single-family four bedroom houses proposed, each 1,925 sq. ft. in size

Parking – Four spaces required and shown on site plan

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The properties front on Ramsey Street, a local street.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: A sidewalk will be required to be constructed along Ramsey St.
- Water Service: City water service is available.
- Sanitary Sewer Service: City sewer service is available.
- Electric: City electric service is available.
- Engineering/Drainage: No drainage study required for single-family uses. The subject property is mostly located within the boundaries of the FEMA 100 year flood hazard area. Any development will be required to meet the requirements of development in a floodplain.

Applicable City Plans/Policies:

The C³ Plan: Public, to accommodate future school expansion needs. (Page 10-8)

Discussion: 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 parking is proposed, with the required four spaces per lot. The remainder of the properties on Ramsey Street 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.

Findings:

1. A Specific Use Permit is required to permit a conventional single-family use in the RTM, Residential Two-family and Multi-family district.
2. The proposed single-family houses would each have four bedrooms and parking for four vehicles.
3. The request is not consistent with the C3 Plan future land use of Public, however, no public use has yet been proposed for the subject properties.
4. The properties are within the FEMA 100 year flood hazard area. Any development will be required to meet floodplain regulations.
5. The proposed single-family use is consistent with other land uses in the neighborhood.

Alternatives:

1. Accept findings and recommend that the City Council approve the proposed Specific Use Permit as presented.
2. Find that the Specific Use Permit is not an appropriate use for the property based upon the impacts to the surrounding vicinity and do not recommend that the City Council approve the request.
3. Find that additional information or discussion is needed prior to making a recommendation and table the request to a certain date.

Prepared by:	Tom Coots, Planner I
Reviewed by:	Paula J. Dennison, Development Services
Date of Preparation:	January 13, 2016
Attachments:	Area Map, Site Plan, Elevations
Map Designation:	NE