



REPORT TO:
STILLWATER PLANNING COMMISSION No. PZ-16-2144

ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

Date of Meeting: November 15, 2016

Subject: Specific Use Permit, 3098 E 6th Ave

Purpose of Report: The applicant requests review and approval of a Specific Use Permit on property addressed as 3098 E 6th Avenue to construct tax credit senior housing apartments.

Background: A Specific Use Permit was approved January 4th, 2016 for the same type of development on this property. The development was not approved by OHFA for this project this year. The developer changed the site plan to apply for funding in January 2017; therefore, a new Specific Use Permit is required for the new design.

Application Processing Information:

Applicant - Colby Swartz, JES Development

Owner – Duncan-Akers Properties

Notice – Property owner letters within 300 feet and the Newspress

Assigned Planner - Patty Evans, Planner II

Processing Track:

Submittal Date – October 28, 2016

Planning Commission – November 15, 2016

City Council - December 5, 2016

Project/Site Design Data/Details:

Zoning – CS (Commercial Shopping)

Existing Use –Vacant

Proposed Use – Four story senior apartments

Lot – 3.99 acres

Buildings – One proposed apartment building and one maintenance shed

Parking – 72 proposed parking spaces

Sign – One monument sign proposed

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: Property fronts onto East 6th Avenue
- Transit Facilities/Bike Lanes or Trails/Sidewalks: Developer is responsible for sidewalks along 6th Avenue. No bike lanes or routes are in the area. A bus route is located on East 6th Avenue.
- Water Service: City water service is available
- Sanitary Sewer Service: City sewer service is available
- Electric: City electric service is available
- Engineering/Drainage: Preliminary drainage is approved.

Applicable City Plans/Policies:

The C³ Plan: Commercial (Page 10-8)

Discussion: The site plan that was approved in January 2016 included a three-story apartment building and two one-story buildings with six dwelling units in each structure. The current site plan indicates the removal of the two one-story structures and an additional story added to the apartment building and the addition of a storm shelter. The parking, amenities and other layout of the previously approved Specific Use Permit remain the same.

The zoning is CS (Commercial Shopping). Multi-family developments are allowed in the CS zoning district with a Specific Use Permit. The C³ Plan supports the commercial zoning.

This is a OHFA tax credit proposed project. The developer will apply for the funding in January 2017.

Findings:

- The CS zoning district is compatible with the C3 Plan.
- A Specific Use Permit is required for a multi-family development in the CS zoning district.
- The current proposed plan requires a new Specific Use Permit due to the changes of the plan.
- The only changes from the previously approved Specific Use Permit are the removal of 2 structures and the addition of another floor to the apartment building.

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 map amendment
3. Find that additional information or discussion is needed prior to making a recommendation and table the request to a certain date.

Prepared by:	Patty Evans, Planner II
Reviewed by:	Paula J. Dennison, Development Services Director
Date of Preparation:	November 11, 2016
Attachments:	Area map, site plan
Map Designation:	SW