



REPORT TO:  
STILLWATER PLANNING COMMISSION No. PZ-16-2048  
ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

**Date of Meeting:** February 16, 2016

**Subject:** Specific Use Permit, 3014 S Main St

**Purpose of Report:** 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.

**Background:** 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.

**Application Processing Information:**

Applicant - John Green, representing Teen Challenge  
Owner – John Green  
Notice – Property owner letters within 300’, Newspress  
Assigned Planner – Patty Evans, Planner II

**Processing Track:**

Submittal Date – January 20, 2016  
Planning Commission – February 2, 2016; postponed to February 16, 2016  
City Council - March 7, 2016

**Project/Site Design Data/Details:**

Zoning – RTM (Two-Family and Multi-Family Residential)  
Existing Use – Main structure is empty.  
Proposed Use – A residential faith-based counseling and rehabilitation facility  
Lot – 3.6 acres  
Buildings – Two structures, a small structure used by a church and the main structure that is not being used at this time.  
Parking – 58 existing parking spaces

**Adequate Public Facilities Findings/Improvements:**

- Streets/Traffic: The property fronts onto S. Main Street and is accessed from the rear by Husband Street.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: There are no sidewalks, bike lanes or transit facilities in the area.
- Water Service: City water service is available
- Sanitary Sewer Service: City sewer service is available
- Electric: Property is served by CREC.
- Engineering/Drainage: n/a

**Applicable City Plans/Policies:**

The C<sup>3</sup> Plan: Commercial (Page 10-8)

**Discussion:** The applicant wants to open a branch of Teen Challenge, a residential faith-based counseling and rehabilitation service, at the property at 3014 S Main Street (formerly Gatesway). The structure was constructed in 1962 as a nursing home and changed at some time to a disabled residential care facility. There are two structures on the property. The small structure is utilized by a church but the main building has been empty for many years. The applicant plans to install a privacy fence on the south side of the property between the facility and the apartments.

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.

**Findings:**

1. A SUP is required for a Health and Social Assistance use in the RTM (Two-Family and Multi-Family Residential) zoning district.
2. The Health and Social Assistance use is compatible with the C<sup>3</sup> Plan.
3. The use will be a residential faith-based counseling and rehabilitation facility.
4. The structure was originally built and used as a residential care facility.
5. The facility will be for adult men.

**Alternatives:**

1. Accept findings and recommend that the City Council approve the proposed specific use permit as presented.
2. Accept findings and recommend that the City Council approve the proposed specific use permit with Commission identified conditions.
3. 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 use permit
4. Find that additional information or discussion is needed prior to making a recommendation and table the request to a certain date.

<b>Prepared by:</b>	Patty Evans, Planner II
<b>Reviewed by:</b>	Paula J. Dennison, Development Services
<b>Date of Preparation:</b>	January 26, 2016
<b>Attachments:</b>	Area/zoning map
<b>Map Designation:</b>	SW