



REPORT TO:
STILLWATER PLANNING COMMISSION No. SUP 18-04

ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

Date of Meeting: June 19, 2018

Subject: Specific Use Permit to allow a personal and laundry services use (salon and spa) in the O, Office district at 1121 S Western Rd.

Purpose of Report: The applicant requests review and approval of a Specific Use Permit to allow a personal and laundry services use in the O, Office district.

Background: A Map Amendment to rezone the property to the O, Office district was approved in 2017. The proposed salon and spa is categorized as a personal and laundry services use. The proposed building is approximately 5,400 sq. ft. with a parking lot for 32 vehicles.

Application Processing Information:

Applicant/Owner – Liz and Ryan Robbins

Notice – Letters mailed to property owners within 300 feet and notice in the NewsPress

Assigned Planner – Tom Coots, Planner I

Processing Track:

Submittal Date – May 10, 2018

Planning Commission – June 19, 2018

City Council - July 9, 2018

Project/Site Design Data/Details:

Zoning – O, Office

Existing Use – Vacant (formerly single-family)

Proposed Use – Salon and spa (personal and laundry services)

Lot – 0.91 acres

Buildings – 5,368 sq. ft. building proposed, one story

Parking – 32 parking spaces proposed

Sign – 200 sq. ft. monument sign maximum

Landscaping- Preservation of several existing trees and a 6' screening fence along the north and east property lines.

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property has frontage on Western Rd, a minor arterial street.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: Sidewalks are existing along Western Rd. The OSU Brown Route is adjacent to the property on Western Rd.
- Water Service: City water service is available.
- Sanitary Sewer Service: City sewer service is available.
- Electric: City electric service is available.
- Engineering/Drainage: The preliminary drainage study has been reviewed and accepted. The final drainage study and plans will be required at the time of development.

Applicable City Plans/Policies:

The C³ Plan: Commercial (Page 10-8)

Discussion: The proposed scale and use of the property may be similar to a small medical office, which is permitted in the O, Office district. The proposal to preserve several existing trees will help to integrate the development with the adjacent neighborhood. The proposed screening should mitigate the impact of the parking lots to the adjacent residential lots. The final drainage plans are required to maintain the same or less rate of stormwater runoff, which will discharge to the adjacent lots due to the existing topography.

Conditions may be imposed related to the use of land, including but not limited to permitted uses, lot sizes, setbacks, height limits, required facilities, buffers, open space areas, lighting, signage, landscaping, parking and loading, compatibility, land use density and other development standards, operational conditions, and safeguards important to the welfare and protection of adjacent property and the community as a whole. The effect of the proposed specific use upon the character of the neighborhood, traffic conditions, public utilities, drainage, and other matters related to the general welfare may also be considered.

Findings:

1. The C3 Plan supports commercial uses for the property. Although the specific uses are not determined, compatibility with the adjacent residential areas is important.
2. Tree preservation and screening is proposed to mitigate the impact to the adjacent residential lots.
3. The final drainage study and plan must be approved prior to development.

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 conditions necessary for mitigation to adjacent properties.
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 request.
4. Find that additional information or discussion is needed prior to making a recommendation and table the request to a certain date.

Prepared by: Tom Coats, Planner I
Reviewed by: Paula J. Dennison, Development Services
Date of Preparation: June 14, 2018
Attachments: Area Map, Site Plan
Map Designation: SW