



REPORT TO:  
STILLWATER PLANNING COMMISSION      No.      SUP21-02

ISSUED BY THE COMMUNITY DEVELOPMENT DEPARTMENT - STILLWATER,  
OKLAHOMA

**Date of Meeting:**      March 2, 2021

**Subject:**      Specific Use Permit: 815, 817, and 823 N Jefferson Street

**Purpose of Report:** The applicant requests review and approval of a Specific Use Permit to allow for construction of single family residential homes.

**Background:** The applicant is seeking the approval of a Specific Use Permit within the RTM Two-Family and Multi-Family District in order to construct single-family residential dwelling units. Under the land development code, the single-family residential use is allowed in the RTM zoning district only with an approved Specific Use Permit.

This request is a follow up to the rezoning of the subject property within the last 12 months from RT Two-Family Residential to RTM Two-Family and Multi-Family District.

**Application Processing Information:**

Applicant – OZMJC, LLC

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

Assigned Planner – Rian Harkins, Senior Planner

**Processing Track:**

Submittal Date – January 21, 2021

Planning Commission – March 2, 2021

City Council - April 5, 2021

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

Zoning – RTM, Two-Family & Multi-Family Residential, Sec 23.139

Existing Use – Residential

Proposed Use – Residential, High Density

Lot size – 0.81 acres

Parking – Parking is proposed along Jefferson and Tyler

**Adequate Public Facilities Findings/Improvements:**

- Streets/Traffic: The properties front onto Jefferson Street a local street.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: The properties are located on the border of the OSU campus providing great access for students. The OSU transit orange bus route runs along McElroy Rd. on a 15 min. frequency. There aren't any sidewalks located in the area.
- Water Service: City water service is available
- Sanitary Sewer Service: City sewer service is available
- Electric: City electric service is available
- Engineering/Drainage: N/A

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- Engineering/Drainage: N/A

**Applicable City Plans/Policies:**

The C<sup>3</sup> Plan: The Future Land Use Map within the Comprehensive Plan indicates that the desired land use within this part of the community to be low-density residential.

**Discussion:**

The subject site is bordered by residential properties on all sides except for the south, which is a surface parking lot owned by Oklahoma State University. The properties to the west are zoned RTM which is the current zoning for the subject site. The properties to the east are zoned RT single-family and duplex residential along with a vacant lot. Thus, the subject property is bordered by the following zoning districts:

*North & East* – RT, Two-Family Residential

*West* – RTM, Two-Family and Multi-Family Residential

*South* – CS, Commercial Shopping

The applicant desires to establish a group of single family detached structures known commonly as a “pocket neighborhood” that will utilize both the existing structures on the site as well as additional single family construction. The dwelling units will be clustered around a common area with parking on the periphery of the subject site.

**Findings:**

1. The subject property has previously been rezoned to RTM, which is the current zoning.
2. The Land Development Code allows development of single-family residential with an approved Specific Use Permit.
3. Parking is sufficient for the intended use.
4. The proposed Specific Use Permit is for all three properties.

**Alternatives:**

1. Accept findings and recommend that the City Council approve the proposed specific use permit as presented.
2. Recommend that the City Council approved the proposed Specific Use Permit with conditions, and specify what those conditions are.
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:** Rian Harkins, Senior Planner  
**Reviewed by:** Lanc Gross, Planning Manager  
**Date of Preparation:** February 22, 2021  
**Attachments:** Application, Area Map, Site Plan  
**Map Designation:** NW