



Meeting Date: April 18, 2016

Report No.: CC-16-46

Agenda Item No. 9-b

Status: Public Hearing

Purpose: Text Amendments to the Land Development Code: Form Based Code

Background Summary: In April and May of 2015, the City Council adopted new development regulations for the Corridor Redevelopment Area, generally bounded by 6th, Washington, Main, and Hall of Fame. These regulations are known as Form-Based Codes (FBC) and establish the form and visual aspects of the area's intended development schemes.

In review of the FBC with City Standards and the projects submitted for approval in the area, a number of amendments are identified. The amendments are to bring the FBC into compliance with City Standards, to provide unique and proper designs of the street for use by multi transportation modes; and to ensure adequate provision for parking in the area. The amendments also establish a method for voluntary annexation of surrounding properties into the Corridor Redevelopment Area.

Budget Impact: The impact to the budget, if any, of Form Based Codes is undetermined at this point.

Prior Council Action or Part of an Approved Project: Yes

Related Items:

http://files.stillwater.org/agendas/ccagendas/2015/042015_1550/CC-15-37_Text_Amend_Form_Based_Code.pdf

http://files.stillwater.org/agendas/ccagendas/2015/050415_1552/CC-15-48_FBC_Regulating_Plan.pdf

Alternatives: The following alternatives are identified:

1. Approve the proposed Text Amendments to the Land Development Code, Section 23, Article XXV and Appendix I, Form Based Code as presented. Direct staff to prepare an ordinance with the Text Amendments.
2. Approve the proposed Text Amendments to the Land Development Code, Section 23, Article XXV and Appendix I, Form Based Code with the recommended modifications from the Planning Commission. Direct staff to prepare an ordinance with the Text Amendments.
3. Approve the proposed Text Amendments to the Land Development Code, Section 23, Article XXV and Appendix I, Form Based Code with modifications. Direct staff to prepare an ordinance with the Text Amendments.

4. Find that the proposed Text Amendments are not needed. The Land Development Code, Section 23, Article XXV and Appendix I, Form Based Code remains as is.

Recommendation: Planning Commission recommends Alternative #2; approve the proposed Text Amendments with the recommended modifications from the Planning Commission. Staff will prepare an ordinance with the Text Amendments for the next City Council meeting.

Prepared by: Tom Coots, Planner I, Development Services

Reviewed by: Paula Dennison, DS Director **Reviewed by:** John McClenny, Special Projects Director

Submitted by: Norman McNickle, City Manager

Attachments: Proposed FBC Amendments