



REPORT TO:  
STILLWATER PLANNING COMMISSION No. PZ-16-2109  
ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

**Date of Meeting:** August 2, 2016

**Subject:** Alternative Compliance and Warrant, 823 W University Ave

**Purpose of Report:** The applicant requests review and approval of an Alternative Compliance and a Warrant for property addressed as 823 W. University Avenue.

**Background:** The property is the location for the Wesley Foundation at Oklahoma State University on the corner of Washington and University. The Wesley Foundations plans to demolish the existing structure and construct a new three story facility.

**Application Processing Information:**

Applicant - United Methodist Church of Oklahoma  
Owner – United Methodist Church of Oklahoma  
Notice – No notice required.  
Assigned Planner – Patty Evans, Planner II

**Processing Track:**

Submittal Date – July 13, 2016  
Planning Commission – August 2, 2016

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

Zoning – T6  
Existing Use – Wesley Foundation  
Proposed Use – Wesley Foundation  
Lot – 0.29 acres  
Buildings – One existing structure to be replaced by one 3-story structure.  
Parking – Existing parking spaces approximately 47, proposed 27.

**Adequate Public Facilities Findings/Improvements:**

- Streets/Traffic: Property fronts onto University Avenue and Washington Street.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: Sidewalks are adjacent to property. A bike route is within two blocks. The property is adjacent to three bus routes.
- Water Service: City water service is available
- Sanitary Sewer Service: City sewer service is available
- Electric: City electric service is available
- Engineering/Drainage: Not required at this time.

**Applicable City Plans/Policies:**

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

**Discussion:** The Wesley Foundation is a ministry to OSU students. The Foundation plans to demolish the existing structure to construct a three story building that will house living quarters, worship services, offices, meeting rooms and open meeting places, and a coffee shop.

**Alternative Compliance**

Alternative compliance is the ability for the developer to demonstrate compliance with the established codes but by utilizing alternative materials or methods. The proposed design does not meet some of the design elements required by the form-based code; therefore, requiring the alternative compliance application.

**Awning material** – The code requires awnings to be canvas, cloth or polyester. The proposed awning is glass with a metal frame. The canvas, cloth and polyester awnings also are supported by a metal frame but a glass awning allows the frame to be more prominent.

**Principal building setback** – The frontage buildout for a principal building is 80 percent minimum at the setback. The setback range for the T6 is 0 - 10 feet. The proposed building on University has 17 percent of the building with a setback of five feet with the remainder of the structure well behind the ten foot setback line. Eighty percent of the north façade should be at the five foot setback line.

The proposed setback on Washington Street is ten feet with 17 percent buildout. This façade should also meet the 80 percent buildout. The west side has a plaza with a retaining wall. The 80 percent buildout would reduce the plaza to about half of the proposed size.

**Warrant**

A warrant is a ruling that would permit a practice that is not consistent with a specific provision of the form-based code but is justified by its intent.

A warrant is required to determine the number of parking spaces for a civic use. There is also a question to the location of the parking which will directly affect the number of parking spaces. Another item that is requiring a warrant is a type of sign that is proposed but not allowed in the form-based code area.

**Parking Location** - The parking lot is required to be in the third layer of the principle frontage. University Avenue is considered the principle frontage for this property. The third layer is the setback of the building (5 feet) plus the second layer (20 feet); therefore, the third layer begins 25 feet south of the property line along University. The development would lose approximately two parking spaces with strict compliance of the location. The proposed parking lot is located in the second layer, 11 feet from the property line. If the parking lot cannot be located in the third layer, a screen of hardscape or softscape shall be provided at a minimum of three feet tall at the time of installation.

**Number of Parking Spaces** - Twenty-seven parking spaces are proposed located in lots directly east and south of the structure. Normally a formula is used to calculate the number of parking spaces for mixed use. Due to the number of parking spaces for a civic use being set by the Planning Commission, the example below demonstrates religious use and community center spaces as well as residential use in the form-based code.

USE	REQUIRED SPACES
Residential (form-based code)	10.4
Worship services (LDC)	73 (approx.)
Community Center	49 (approx.)
Total	132.4

Number of residential divided by Number of worship parking  $10.4/73 = 0.14\%$

Total number of parking spaces multiplied by the percentage  $132.4 \times 0.14 = 18.5$   
 $132.4 - 19 = 113.4$

Credit for two public parking spaces adjacent to property may be given for a total of 112 required spaces.

Due to most of the activities being in the evening and on weekends, the pay lot at OSU directly across the street may provide the additional parking.

**Signs**

The proposed signs include two band signs, one at the top of the building and one above the door, a nameplate on the retaining wall, and three logos on the towers on either side of the front entry and on the east side. The three logos are considered signs and do not fit into any of our sign categories. The logos are approximately 15' x 25' or 375 square feet. If the property were still zoned CB the sign ordinance would restrict a single sign to 200 square feet. Large logos such as these were intentionally omitted from the form-based code in order to keep signage small and unobtrusive.

**Findings:**

**Alternative Compliance:**

1. Canvas, cloth or polyester is the preferred awning material. The proposed material is glass.
2. The property is zoned T6. The setback for T6 is 0 – 10 feet.
3. Only 17 percent of the building frontages are on the setback line.

**Warrant:**

1. The parking is required to be in the third layer located opposite the principal frontage, University Avenue.
2. Screening is required if the parking lot is not located in the third layer.
3. The required number of parking spaces is approximately 112. Twenty-seven parking spaces are proposed.
4. Ten parking spaces are required for the residential portion of the development.
5. Additional parking may be located at the OSU parking garage north of University Avenue.
6. Three proposed logo signs are not an accepted type of sign in the form-based code.

**Alternatives:**

1. Accept findings and approve the proposed alternative compliance and warrant as presented and determine the number and location of parking spaces.
2. Find that the alternative compliance and warrants are not appropriate for the property based upon the impacts to the surrounding vicinity and development and do not approve the alternative compliance and warrants but determine the number of parking spaces.

3. Find that additional information or discussion is needed prior to making a recommendation and table the request to a certain date.
4. Evaluate each item separately to ascertain whether each item may be acted upon and what action that may be.

**Prepared by:** Patty Evans, Planner II  
**Reviewed by:** Paula J. Dennison, Development Services Director  
**Date of Preparation:** July 27, 2016  
**Attachments:** Area map, title page, site plan, southwest elevation and applicant's written request.  
**Map Designation:** SW