



REPORT TO:
STILLWATER PLANNING COMMISSION No. PZ-16-2120
ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

Date of Meeting: September 20, 2016

Subject: Alternative Compliance and Warrant for multiple properties addressed off of 4th, Ramsey, and Hester Street.

Purpose of Report: The applicant requests review and approval of an Alternative Compliance for design variations and a Warrant to the type of proposed material for the awnings.

Background: The development is located in the T6 district of the Form Based Code and consists of 19 properties fronting onto 4th Avenue, Ramsey and Hester Streets. The proposed development has three structures, two student apartment buildings and a parking garage.

Application Processing Information:

Applicant - Brookside Stillwater, LLC
Owner - Brookside Stillwater, LLC
Notice – None
Assigned Planner – Patty Evans, Planner II

Processing Track:

Submittal Date – August 24, 2016
Planning Commission – September 20, 2016

Project/Site Design Data/Details:

Zoning – T6
Existing Use – Residential
Proposed Use – Student Residential
Lot – 19 properties
Buildings – 24 existing structures, four proposed
Parking – Parking garage with 476 vehicle parking spaces and 20 motorcycle spaces

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The development will front onto 4th Avenue, Hester Street and Ramsey Street.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: The development is on a designated bike route. A bus route is adjacent to the development on Hester and is within a block of another route on Washington. New wider sidewalks will be constructed adjacent to the development on 4th Avenue, Ramsey Street and Hester Street.
- Water Service: City water service is available
- Sanitary Sewer Service: City sewer service is available
- Electric: City electric service is available
- Engineering/Drainage: Drainage study is not required at this time.

Applicable City Plans/Policies

The C³ Plan: Mixed Use and Medium Density (Page 10-8)
The Corridor Redevelopment Area

Discussion: The proposed development is located in Transect 6 (T6) in the Form Based Code area. The T6 is considered urban core consisting of the highest density and height, with the greatest variety of uses.

The applicant proposes three structures, two apartment buildings with 221 apartments, 823 beds and two office/retail spaces and a parking garage with a rooftop swimming pool and fitness center. The alternative compliance will address the fifth story step-back and the base of the structures.

Transect 6 requires the fifth story to be stepped back a minimum of 10 feet to reduce the oppressive feeling of the structures on the pedestrian environment. The applicant has addressed the step-back by changing the color and material of the fifth story.

Section 4.10.7 which addresses the articulation of the structures states that building facades are to be composed of three major components; the base, the body and the cap. The proposed buildings do not have the base. The base is a feature that extends a minimum of 18 inches measured from the ground. Although the applicant has the first floor windows lined up, they are not the same distance from the ground on all sides. The proposed structures are four stories of red brick instead of having a base that is grounding the building making the environment more pedestrian friendly.

The warrant addresses the issue of the awning material. Section 4.10.2, Materials, states that the awning material shall be canvas, cloth or polyester. The applicant is proposing metal awnings over each doorway on all three structures for a total of twelve awnings.

Findings:

1. The proposed development is located in the T6 district.
2. An alternative compliance and warrant are required to permit the design changes of the proposed development.
3. The proposed design does not incorporate the required 10 foot step-back on the 5th floor.
4. The applicant proposes a different color and material to indicate the off-set change for the fifth floor.
5. The proposed structures do not have the required 18 inch base.
6. The applicant is proposing metal awnings over each doorway for a total of twelve awnings.
7. Discussion with applicant should provide means, methods, materials to comply through alternative ways.

Alternatives:

1. Accept findings and approve the proposed alternative compliance and warrant as presented.
2. Accept findings and approve the proposed alternative compliance as amended and identified and approve the warrant as amended and identified.
3. Find that the alternative compliance and warrant is not an appropriate use for the property based upon the impacts to the surrounding vicinity and do not approve the request.
4. Find that additional information or discussion is needed prior to making a decision and table the request to a certain date.

Prepared by: Patty Evans, Planner II
Reviewed by: Paula J. Dennison, Development Services Director
Date of Preparation: September 14, 2016
Attachments: Area map, elevations (4), Brookside narratives (3)
Map Designation: SW
Related Reports: None