



REPORT TO:
STILLWATER PLANNING COMMISSION No. PZ-16-2149
ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

Date of Meeting: December 20, 2016

Subject: FBC Warrant, 823 W University Ave, Wesley Foundation

Purpose of Report: The applicant requests review and approval of a Form Based Code Warrant on property addressed as 823 W University Avenue.

Background: The Wesley Foundation is located on the corner of University Avenue and Washington. The existing structure is demolished. Submitted to City staff are plans to construct a three story building that will house living quarters, worship services, offices, meeting rooms and open meeting spaces, and a coffee shop. A previous warrant and alternative compliance was approved August 2, 2016 which set the number of parking spaces at 27.

Application Processing Information:

Applicant – Wesley Foundation
Owner – Wesley Foundation
Notice – No notice required
Assigned Planner – Patty Evans, Planner II

Processing Track:

Submittal Date – November 28, 2016
Planning Commission – December 20, 2016

Project/Site Design Data/Details:

Zoning – T6 (Transect 6)
Existing Use – Wesley Foundation
Proposed Use – Wesley Foundation
Lot – 0.29 acres
Buildings – One proposed structure
Parking – 27 spaces approved by previous warrant
Sign – Signs approved by previous warrant.

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 and 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 with this application.

Applicable City Plans/Policies:

The C³ Plan: Commercial (Page 10-8)

Discussion:

The previous warrant application set the required parking spaces at 27. The Wesley Foundation has an agreement with OSU for a land swap that includes a portion of the total Wesley Foundation proposal. The land swap will not take place until May 2017; therefore, the applicant is requesting that the parking lot be constructed in two phases with 21 spaces in phase 1 and the final six in phase 2. Both phases will be complete at the time of the request for the certificate of occupancy in the summer of 2018.

A Development Agreement outlining the phasing of this project is scheduled for City Council on January 9, 2017.

Findings:

1. Twenty-seven parking spaces are required by previous warrant application.
2. Twenty-one parking spaces are planned for phase 1.
3. The remaining six parking spaces will be completed in phase 2.

Alternatives:

1. Accept findings and approve the proposed warrant as presented.
2. Find that the previously approved 27 spaces is not needed and approve the total required parking spaces as 21 with identified reasons for the reduction.
3. Find that the warrant is not appropriate and deny the warrant.
4. Find that additional information or discussion is needed prior to making a recommendation and table the request to a certain date. (this alternative will delay the Council action on the Development Agreement)

Prepared by:	Patty Evans, Planner II
Reviewed by:	Paula J. Dennison, Development Services Director
Date of Preparation:	December 13, 2016
Attachments:	Area map, two surveys, applicant's warrant explanation, Gary Clark letter
Map Designation:	SW
Related Reports:	Planning Commission Report 8.2.2016.pdf