



REPORT TO:
STILLWATER PLANNING COMMISSION No. PZ-16-2051
ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

Date of Meeting: February 2, 2016

Subject: Text Amendment to Land Development Code standards in the Form-Based Code (FBC) area.

Purpose of Report: To request approval of a text amendment to the Land Development Code Article XXV, Appendix I Form Based Code (FBC) in following sections:

- 1) Section 4.4.2 (10) (a) Parking Garages, to revise the code to reflect the adopted International Building Code for minimum drive aisle and parking clearances.
- 2) Table 18 Public Frontages (b), to revise the text to remove curb radius section to reflect current adopted design standards.
- 3) Tables 23-28, revise the Roadway Section of each table to require a minimum of 10 foot wide travel lanes or a minimum of 20 foot wide vehicle travel lanes.

Background: In May 2015, City Council adopted new development regulations for the Corridor Redevelopment Area, which was called Form-Based Codes.

Processing Track:

Planning Commission – February 2, 2016

City Council – March 7, 2016.

Discussion: After Form-Based Code adoption, there are issues that have arisen in regard to parking garage clearance height, curb radius, and vehicle travel lane widths. Each of these issues conflict with current adopted standards: International Building Code (2009 edition); International Fire Code (2009 edition); and the adopted City of Stillwater Design Standards.

Staff has proposed to revise the parking garage clearance height (currently 8 feet) to reflect the minimum height requirement that is included in the adopted 2009 International Building Code (7 feet, 2 inches).

Staff has proposed to remove the curb radius standards, thus reflecting the adopted Design Standards that allow more flexibility in the size of the curb radius.

Staff has proposed to revise the minimum lane width from 9 feet to 10 feet in order to conform with the adopted 2009 International Fire Code for fire apparatus access.

Findings:

1. This text amendment will not cause a safety concern throughout the community and will encourage appropriate development opportunities and themes.
2. This text amendment will be in line with other adopted standards and codes.

3. This text amendment will provide better emergency response for emergency personnel.

Alternatives:

1. Accept findings and recommend that the City Council approve the proposed text amendments as presented.
2. Accept findings and recommend that the City Council approve the proposed text amendments with identified changes.
3. Find that the proposed text amendments are not needed and recommend that they not be approved by the City Council.

Prepared by:

Aaron Baggaly, Planning Manager

Reviewed by:

Paula J. Dennison, Development Services

Date of Preparation:

January 26, 2016

Attachments:

Proposed Text