



REPORT TO:
STILLWATER PLANNING COMMISSION No. PZ.16.2051

ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

Date of Meeting: April 5, 2016

Subject: Text Amendments to the Land Development Code: FBC, Form Based Code

Purpose of Report: To request approval of text amendments to the Land Development Code, Article XXV and Appendix I Form Based Code

Background: 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 and establish the form and visual aspects of the area's intended development schemes.

Processing Track:

Planning Commission – April 5, 2016

City Council – April 18, 2016

Discussion: Since the adoption of the Form-Based Codes in 2015, some issues have arisen in regards to curb radius, parking garage clearance height, parking reduction for shared/mixed uses, street/thoroughfare designs and lane widths, and the process to bring adjacent properties into the FBC area.

Applicable Codes that the FBC proposed amendments will be in compliance with are: International Building Code (2009 edition); International Fire Code (2009 edition); and the adopted City of Stillwater Design and Construction Standards.

The proposals are as follows:

- remove the curb radius standards, thus reflecting the adopted Design Standards that allow more flexibility in the size of the curb radius
- 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)
- revise the parking reduction criteria for shared/mixed uses to promote proper number of spaces
- revise the minimum lane width in order to conform with the adopted 2009 International Fire Code for fire apparatus access
- propose the process for bringing adjacent properties into the Form-Based Codes area.

Findings:

1. These text amendments will not cause a safety concern throughout the community and will encourage appropriate development opportunities and themes.
2. The text amendments are needed to simplify certain provisions in the FBC.

Alternatives:

1. Find that the proposed text amendments are needed and recommend that the City Council approve the proposed text amendments as presented.
2. Find that the proposed text amendments are needed and recommend that the City Council approve the proposed text amendments as modified.
3. Find that the proposed text amendment is not needed and recommend that the City Council not approve the proposed text amendment.

Prepared by:	Tom Coots, Planner I
Reviewed by:	Paula J. Dennison, Development Services
Date of Preparation:	March 31, 2016
Attachments:	Proposed Amendments