

**ORDINANCE NO. 3396**

AN ORDINANCE RELATED TO LAND DEVELOPMENT IN THE CITY OF STILLWATER; AMENDING STILLWATER CITY CODE CHAPTER 23, TITLED "LAND DEVELOPMENT CODE, ARTICLE XXV, TITLED "CORRIDOR REDEVELOPMENT AREA PLANNING DISTRICT"; ADDING A NEW SECTION 23-442.1, TITLED "PUBLIC REALM IMPROVEMENT REQUIREMENT TRIGGERS", PROVIDING FOR THE IDENTIFICATION OF PROPERTIES THAT ARE REQUIRED TO MAKE PUBLIC REALM IMPROVEMENTS; ADDING A NEW SECTION 23-442.2, TITLED "EXEMPTIONS TO THE PUBLIC REALM IMPROVEMENT REQUIREMENT"; PROVIDING FOR THE IDENTIFICATION OF PROPERTIES AND CRITERIA THAT SHALL BE EXEMPT FROM MAKING PUBLIC REALM IMPROVEMENTS; AND PROVIDING FOR SEVERABILITY.

(AMENDMENTS HIGHLIGHTED BY STRIKETHROUGH AND UNDERLINING)

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STILLWATER, OKLAHOMA THAT:

*Section 1. That Stillwater City Code, Chapter 23, titled "Land Development Code", Article XXV, titled "Corridor Redevelopment Area Planning District", be and the same is now amended by enacting new Sections 23-442.1 and 23-442.2, to read as follows:*

**"Sec. 23-442.1 Public Realm Improvement Requirement Triggers.**

Any of the following changes to properties within a Corridor Redevelopment Area Planning District shall trigger the requirement of constructing additional improvements to the public realm:

- (a) Construction of a new building or structure on the property;
- (b) A change of use of the property, such as residential to commercial, office to retail, etc.;
- (c) An increase in population density or dwelling unit density on the property;
- (d) Construction of an addition to a multi-family residential structure which is greater than twenty percent (20%) of the existing number of dwelling units;
- (e) An addition to a commercial structure which is greater than ten percent (10%) of the existing square footage; or
- (f) An increase in off-street parking which is greater than ten percent (10%) of the existing number of parking spaces.

**Sec. 23-442.2 Exemptions to the Public Realm Improvement Requirement.**

When the following changes to a property within a Corridor Redevelopment Area Planning District are proposed, the property shall be exempt from the requirement of constructing improvements to the public realm:

- (a) Maintenance, repair and preservation of the property as it continues to exist;
- (b) A single, existing lot or parcel which is used for Single or Two-Family dwelling shall only be required to comply with the sidewalk and landscaping requirements of the applicable street cross-section.
- (c) An existing lot or parcel or a combination of lots or parcels, having a total combined area of 20,000 sq. ft or less, which are to be converted to a commercial use or are to be remodeled to continue or expand an existing commercial use shall be only required to comply with the sidewalk and landscaping requirements of the applicable street cross-section, including pedestrian lighting, when located on a pedestrian corridor street.
- (d) Any development occurring on a street that the City has reconstructed or required others to reconstruct within the ten (10) years preceding the date a development application was received by the Development Services Department shall be exempt from public realm improvement requirements located in the area between each back-of-curb to back-of-curb of the street."

Section 2. SEVERABILITY CLAUSE. If any section, sentence, clause or phrase of this ordinance or any part of it is for any reason found to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance or any part of it.

PASSED, APPROVED, AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2018.

\_\_\_\_\_  
GINA J. NOBLE, MAYOR

(SEAL)  
ATTEST:

\_\_\_\_\_  
ELIZABETH CHRZ, CITY CLERK

APPROVED AS TO FORM AND LEGALITY THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2018.

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JOHN E. DORMAN, CITY ATTORNEY

First Reading: \_\_\_\_-\_\_-18  
Second Reading: \_\_\_\_-\_\_-18