



REPORT TO:
STILLWATER PLANNING COMMISSION No. TXT18-01

ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

Date of Meeting: February 20, 2018

Subject: Text Amendment, Corridor Redevelopment Area

Purpose of Report:

Background: Since the adoption of the Form-Based Codes within the Corridor Redevelopment Area, improvements to the public realm are required.

Application Processing Information:

Applicant – City of Stillwater

Notice – Newspaper of general circulation

Assigned Planner – Paula J. Dennison

Processing Track:

Planning Commission – February 20, 2018

City Council - March 12, 2018

Applicable City Plans/Policies:

Form-Based Code within the Corridor Redevelopment Area

Discussion: Within the public realm of the Corridor Redevelopment Area, certain improvements are required based on the applicable street cross-section. Such improvements include landscaping, sidewalks, bike lanes/tracks, varying parking types, and utility improvements. Because of the cost of these improvements, some owners of individual properties are not making improvements to their properties as any improvement will trigger the public realm improvement requirements. Additionally, there are no exemptions to the public realm improvement requirements when the City has caused the adjacent street to be repaired, replaced or reconstructed. The individual developer's obligation still applies, even though there may be an improved street at their property.

Therefore, staff asked for direction from the City Council, [Dec 4, 2017 CC report on FBC Alternatives](#). Based on the discussion, staff evaluated additional alternatives and proposes adding two sections to the Corridor Redevelopment Area code requirements. The attached ordinance 3396 outlines the proposed additions that establish triggers for the public realm improvement requirements and that establish exemptions from those requirements.

Findings:

1. Development and redevelopment opportunities are encouraged within the Corridor Redevelopment Area.
2. Certain City Code requirements obligate all developers to make improvements to the public realm.
3. In some circumstances, such public realm requirements are seen as financially prohibitive to development or redevelopment.

4. The proposed language identifies development that triggers the public realm improvement requirement.
5. The proposed language identifies exemptions to the public realm improvement requirement.
6. The proposed language will further encourage development and redevelopment in the Corridor Redevelopment Area.

Alternatives:

1. Accept findings and recommend that the City Council approve Ordinance 3396 as presented.
2. Find that the text amendment is not appropriate for the Corridor Redevelopment Area and do not recommend that the City Council approve Ordinance 3396.
3. Find that additional information or discussion is needed prior to making a recommendation and table the request to a certain date.

Prepared by: Paula J. Dennison
Date of Preparation: February 15, 2018
Attachments: Ordinance 3396