

	REPORT TO:
	STILLWATER PLANNING COMMISSION No. PZ. 17.2183 <i>ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA</i>

Date of Meeting:	December 19, 2017
Subject:	Map Amendment to rezone property from RSS, Residential Small Lot Single Family to O, Office and CS, Commercial Shopping and Preliminary Planned Unit Development (PUD), located at 1220 W. 12 th Avenue.

Purpose of Report: The applicant requests review and approval of a Preliminary PUD and Map Amendment to construct professional offices and a pharmacy at 1220 W. 12th Ave.

Background: The property is a 2.1 acre miscellaneous tract of land that is undeveloped. The application for the PUD was submitted March 10, 2017 but was put on hold during the public meetings for the 12th Avenue Plan.

Application Processing Information:

Applicant/Owner – E&M Stillwater, LLC
Notice – Property owner letters within 300’, Newspress and signage
Assigned Planner – Patty Evans, Planner II

Processing Track:

Submittal Date – March 10, 2017
Planning Commission – December 19, 2017
City Council – January 8, 2018

Project/Site Design Data/Details:

Current Zoning – RSS, Residential Small Lot Single Family
Requested Zoning – O, Office and CS, Commercial Shopping
Existing Use – Undeveloped
Proposed Use – Professional/Medical Offices and Pharmacy
Lot – 2.1 acres
Buildings – No existing structures, proposing six buildings
Parking – Required parking space = 93, proposed spaces = 95
Sign – One monument sign proposed
Landscaping – The landscaping plan exceeds the City Code requirement.

Adequate Public Facilities Findings/Improvements:

- *Streets/Traffic:* The property has frontage on W. 12th Avenue, a minor arterial, and W. 11th Avenue, a local street.
- *Transit Facilities/Bike Lanes or Trails/Sidewalks:* A sidewalk and a bike lane is located on 12th Avenue. The property does not have walking distance access to transit.
- *Water Service:* Water service is available.

Where the **COLLEGE** atmosphere and **COWBOY** spirit make everything come **ALIVE**.

- *Sanitary Sewer Service:* Sewer service is available.
- *Electric:* Electric Service is available.
- *Engineering/Drainage:* Preliminary Drainage Study has been approved with the exception of compensatory storage that is required due to a portion of the property being in the floodplain.

Applicable City Plans/Policies:

C3 Plan: Low Density Residential

Discussion: The applicant proposes to develop the property for an office complex. The development would consist of six single-story structures situated along the east and west perimeter property with the fronts facing a central drive.

The existing zoning is RSS, Residential Small Lot Single Family. The requested zoning is O, Office for all the property with the exception of the southwest tract. The requested zoning for the southwest tract is CS, Commercial Shopping. The office zoning district will allow all the permitted uses by right listed for the office district. A pharmacy is specifically identified in the statement of intent as the only use that may go in the CS district. The pharmacy building will be approximately 3,000 square feet and have a drive-through window that is located on the interior of the property and will not be visible from the street.

Access to the property is from 12th Avenue via the center drive that continues through the property to 11th Avenue. The 11th Avenue access provides a second point of entry for emergency vehicles. Parking is along the center drive and in small extensions accessed from the drive. The property will have cross-parking and common maintenance agreements similar to the Berry Creek Office Park.

All structures will be masonry with composite shingle roofs. The maximum roof pitch will be 8/12. The typical hours for the development will be no earlier than 7:00 a.m. and no later than 6:00 p.m. Screening will be provided on the east, west and part of the north property lines by a 6-foot privacy fence. The proposed landscaping is located in various areas of the property and is in excess of the code requirement.

The preliminary drainage study is approved except for the compensatory storage. The floodplain extends onto the south portion of the property approximately 61 feet; therefore, requiring compensatory storage. This issue will be resolved with the final drainage plan that is required with a final PUD or at time of development. A building permit cannot be issued until the floodplain issue is resolved.

The land use for the property is listed as Low-Density Residential. The definition of Low-Density Residential in the C³ Plan states that neighborhood scale commercial is allowed on a limited basis.

ZONING COMPARISON TABLE				
	RSS	O	CS	PROPOSED
Uses	Single Family			Office/Pharmacy
Density	8 units/acre	N/A	N/A	N/A
Front Setback	20-ft	25-ft	20-ft	15-ft
Side Setbacks	5-ft	15-ft	15-ft	15-ft
Rear Setbacks	20-ft	15-ft	25-ft	15-ft

PARKING TABLE		
	Required	Proposed
Pharmacy and Professional Offices	66 spaces	
Pharmacy and Medical Offices	93 spaces	
		95 spaces

The applicant held the required neighborhood meeting on Monday December 11, 2017 with one attendee. There were no issues on the proposed plan.

Construction is anticipated to begin with the two structures on 12th Avenue in late winter/spring of 2018 with the construction of the remaining structures on an as needed basis.

Review criteria: The Land Development Code contains the following criteria for the review of a preliminary PUD application:

(a) Whether the proposed PUD is consistent with the Comprehensive Plan; The comprehensive plan states that neighborhood scale commercial is allowed in Low-Density Residential. The uses listed in the Office zoning district are low intensity uses; therefore, is compatible with a neighborhood setting.

(b) Whether the proposed PUD is compatible with the existing and expected development of surrounding areas; The proposed PUD is compatible with the surrounding development of office and medical uses located on the south side of 12th Avenue.

(c) Whether the proposed PUD is consistent with the stated purposes and standards of this Article. The PUD is consistent with 3 of the 7 stated purposes and meets 7 of the 9 standards.

Please refer to attached sections 23.295 and 23.306 for PUD review standards.

PUD Review Criteria:

1. The proposed PUD appears to be consistent with the Comprehensive Plan by providing neighborhood commercial uses.
2. With the Stillwater Medical Center complex and other office uses on the south side of 12th Avenue, the proposed PUD is compatible with the existing and expected development of surrounding areas.
3. The following sections review the PUD's consistency with the stated purposes and standards of the PUD article.

Purpose of Planned Unit Developments

- (A) The proposed PUD does not encourage diversified living environments, but does accommodate a mixture of land uses that otherwise would not be allowed together on the same site with offices and a pharmacy.
- (B) The development does permit flexibility within the development with respect to area and bulk standards to best utilize the physical features of a particular tract of land.
- (C) The development does not provide and preserve meaningful open space due to the type of development.

- (D) The development encourages a more efficient use of land and public services by the layout of the buildings, by providing the access connection between 12th Avenue and 11th Avenue, by adding to the existing 5-foot sewer easement on the east property line and by providing a loop in the water system from 11th Avenue to 12th Avenue.
- (E) The proposed PUD provides a smooth transition from surrounding duplexes, single family homes and the health care facility by providing single story structures and neighborhood scale uses.
- (F) The development does not provide amenities due to the type of development.
- (G) The PUD does not propose any type of housing.

Goals of Planned Unit Developments

- (A) The proposed PUD does achieve the goal for urban infill as the development can be conveniently served by existing public services and community facilities.
- (B) Due to the development being an office complex rather than residential, the development does not meet the goal of providing alternative open space.

Standards of Planned Unit Developments

- (A) The PUD proposes uses permitted in the O and CS zoning districts by right.
- (B) The PUD requires modification to the existing O and CS standards for the front setback.
- (C) The screening treatment of a 6-foot privacy fence will be located on the east, west and part of the north boundaries.
- (D) The site will be accessed by a private drive from 12th Avenue that extends through the property to 11th Avenue. The 11th Avenue access will be mainly for fire protection purposes.
- (E) Open space is not proposed beyond the areas around the buildings and parking lot islands.
- (F) A monument sign is proposed at the main entry on 12th Avenue.
- (G) No recreational common facilities are proposed. The property will have cross-parking and maintenance agreements.
- (H) A water line extension to loop the system will be provided from 11th Avenue to 12th Avenue. A sidewalk will connect through the development to the public sidewalk.
- (I) Bicycle paths will not be necessary as bike riders may use the private drive. There is a bicycle lane located on 12th Avenue.

Findings:

1. The PUD appears to be consistent with the intent of the Comprehensive Plan with proposing neighborhood scale commercial uses.
2. Floodplain is located on the property.
3. The compensatory storage or floodplain issue will be resolved either with the Final PUD or at the time of development.
4. A building permit cannot be issued until a final drainage plan is approved.
5. The PUD uses are consistent with other uses in the area.
6. Professional or medical offices are compatible with the residential setting and act as a buffer between 12th Avenue and the residential and healthcare facilities to the north.

Alternatives:

1. Accept staff findings and recommend that the City Council approve the proposed Preliminary PUD as presented.

2. Recommend that the City Council approve the proposed Preliminary PUD with identified changes.
3. Find that additional information and/or discussion is needed prior to making a recommendation and table the request to a certain date.
4. Find that the proposed Preliminary PUD does not meet the review criteria and is not an appropriate use for the property and recommend that the City Council deny the Preliminary PUD.

Prepared by:

Patty Evans, Planner II

Reviewed by:

Paula J. Dennison, Development Services Director

Date of Preparation:

December 14, 2017

Attachments:

Area zoning map, PUD site plan, statement of intent, east rendering, south rendering

Map Designation:

SW

Related Reports:

None