



REPORT TO:
STILLWATER PLANNING COMMISSION No.

ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

Date of Meeting: July 17, 2018

Subject: Alternative Compliance: 416 W Maple and 113 S West

Purpose of Report: The applicant requests review and approval to allow parking in the 1st and 2nd layer of the parking placement for the property.

Background: The Form-Based Code requires parking to be in the 3rd layer of the parking placement for properties located within the T6 zone. The applicant has redesigned the building to include a parking garage that covers the ground floor excluding the office area.

Application Processing Information:

Applicant – Trinitas

Owner – Barrett Investment Properties, LLC

Notice – Notice is not required.

Assigned Planner – Patty Evans, Planner II

Processing Track:

Submittal Date – June 18, 2018

Planning Commission – July 17, 2018

Project/Site Design Data/Details:

Zoning – T6 with a 75 foot height limit

Existing Use – Rental properties

Proposed Use – Apartments with 232 units and parking garage

Lot – 2.48 acres

Buildings – Existing 12 structures, proposed one 6 story building

Parking – Parking garage with 532 parking spaces

Landscaping- Landscaping plan is not required at this time.

Adequate Public Facilities Findings/Improvements:

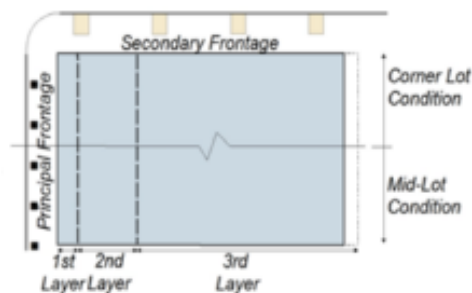
- Streets/Traffic: The property is adjacent to four rights-of-way, Duck Street, Maple Avenue, Elm Avenue and West Street.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: The property is one block from a bike route. Sidewalks are located on Elm, Maple and Duck. The sidewalks will be replaced with an eleven foot sidewalk with tree wells. The property is not on a bus route but is one block from campus.
- Water Service: City water service is available.
- Sanitary Sewer Service: City sewer service is available.
- Electric: City electric service is available.
- Engineering/Drainage: Not required at this time.

Applicable City Plans/Policies:

The C³ Plan: Medium Density Residential and Commercial (Page 10-8)

Discussion: An alternative compliance was approved on this property for the size of the sign, the type of awnings and the omission of the 5th story step-back. At that time the structure was to be a seven story building with a parking garage located in the center and apartments on the street frontages. The redesigned structure has the same footprint but is reduced to a six story building with the parking garage located on the entire first floor excluding the office area.

The Form-Based Code requires parking to be in the 3rd layer only. The graphic below indicates the different layers for the area. The applicant is requesting approval to allow parking in the 1st and 2nd layer, due to the redesign of the building to incorporate parking on the entire first floor (excluding office space). The principal frontage of the property is along Duck Street while Maple and Elm are the secondary frontage.



The office, with storefront windows, is located on the southeast corner of the building. The articulation of the facade is extended to the parking garage to unify the garage with the rest of the building. The building material of the first floor apartments is carried to the garage level contributing to the cohesive architectural style. The openings of the garage mimics the windows of the apartments and are covered with a decorative metal screen.

Findings:

1. The structure is redesigned to replace the first floor apartments with the parking garage and office space.
2. The structure is the same footprint as the previous building.
3. The structure is reduced from 7-stories to 6-stories.
4. The development is in compliance with the Form-Based Code by using the same material on the parking garage as the apartments.
5. The articulation and openings of the parking garage are consistent with the main structure.
6. The metal screens act as an architectural element while serving the purpose of screening the garage activities.

Alternatives:

1. Accept findings and approve the Alternative Compliance as presented.
2. Approve the Alternative Compliance with amendments.
3. Find that the Alternative Compliance request is not acceptable and deny the request.

Prepared by: Patty Evans, Planner II
Reviewed by: Paula J. Dennison, DS
Date of Preparation: July 12, 2018

Attachments: Area Map, Letter of alternative compliance, Renderings 1, 2 and 3, site plan, example of metal screen

Map Designation: SW