



REPORT TO:
STILLWATER PLANNING COMMISSION No. PZ-17-2190
ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

Date of Meeting: May 2, 2017

Subject: Map Amendment: 1121 W. 4th Avenue, Sigma Phi Epsilon Fraternity

Purpose of Report: The applicant requests review and approval of a Map Amendment to rezone property addressed as 1121 W 4th Ave from the RTM, Residential Two-family and Multi-family district to the RMI, Residential Multi-family – Intermediate district.

Background: The Sigma Phi Epsilon Fraternity was constructed on the property in 1978. The fraternity is planning to demolish the existing building to construct a new, larger fraternity building. The request will allow for additional density and building height without the need to apply for variances for those items.

Application Processing Information:

Applicant/Owner – Mike Daniel of the Sigma Phi Epsilon Alumni Corp
Notice – Property owners within 300' and notice in the NewsPress
Assigned Planner – Tom Coots, Planner 1

Processing Track:

Submittal Date – April 7, 2017
Planning Commission – May 2, 2017
City Council - May 15, 2017

Project/Site Design Data/Details:

Zoning – RTM, Residential Two-family and Multi-family to RMI, Residential Multi-family – Intermediate
Existing Use – Fraternity building
Proposed Use – Reconstructed fraternity building
Lot – About 0.71 acres
Buildings – Existing fraternity building
Parking – Existing parking lot for 30 vehicles

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property has frontage on 4th Ave and Lincoln Street, both local streets. Lincoln St is a south-bound one-way street.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: Sidewalks are located adjacent to the property. The OSU Purple Route uses 4th Ave adjacent to the property.
- 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 for a Map Amendment.

Applicable City Plans/Policies:

The C³ Plan: High-Density residential (Page 10-8)

Discussion: The property is surrounded by RMI, Residential Multi-family – Intermediate zoning on the north; O, Office zoning on the south and east; and RTM, Residential Two-family and Multi-family zoning to the west, across Lincoln Street.

The C3 Plan indicates that higher density zoning, up to 150 units per acre, may be appropriate for the property, depending on the location. The requested RMI zoning allows up to 50 units per acre and a maximum building height of 50 feet. All fraternity/sorority houses except one have zoning that allows densities greater than the existing RTM district.

Findings:

- 1. The subject property is located adjacent to RMI, Residential Multi-family – Intermediate and O, Office zoning.
- 2. The C3 Plan indicates that higher density zoning is appropriate for the area.
- 3. The Map Amendment will allow for the fraternity to be redeveloped without variances for density and height.

Alternatives:

- 1. Accept findings and recommend that the City Council approve the proposed map amendment as presented.
- 2. Find that the map amendment is not an appropriate use for the property based upon the impacts to the surrounding vicinity and do not recommend that the City Council approve the map amendment.
- 3. Find that additional information or discussion is needed prior to making a recommendation and table the request to a certain date.

Prepared by: Tom Coots, Planner I
Reviewed by: Paula J. Dennison, Development Services Director
Date of Preparation: April 25, 2017
Attachments: Area Map, Zoning Comparison Table
Map Designation: NW