



---

REPORT TO:  
STILLWATER PLANNING COMMISSION No. MA 18-03

---

ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

**Date of Meeting:** May 15, 2018

**Subject:** Map Amendment: 1306 W University Ave

**Purpose of Report:** The applicant requests review and approval of a Map Amendment to rezone from the RTM, Residential Two-family and Multi-family district to the RMI, Residential Multi-family – Intermediate district at property addressed as 1306 W University Ave.

**Background:** The applicant plans to redevelop the property with a new, larger fraternity house. The RMI district would allow for the additional height needed for the planned building.

**Application Processing Information:**

Applicant/Owner – Delta Tau Delta Corporation (Delta Tau Delta Fraternity)  
Notice – Letters mailed to property owners within 300 feet and notice in the NewsPress  
Assigned Planner – Tom Coots, Planner I

**Processing Track:**

Submittal Date – April 17, 2018  
Planning Commission – May 15, 2018  
City Council - June 4, 2018

**Project/Site Design Data/Details:**

Zoning – RTM, Residential Two-family and Multi-family district to the RMI, Residential Multi-family – Intermediate district (Sec 23.140)  
Existing Use – Fraternity house  
Proposed Use – Fraternity house  
Lot – About 55,500 sq. ft.

**Adequate Public Facilities Findings/Improvements:**

- Streets/Traffic: The property has frontage on University Ave, a Major Collector street; and University Circle, a local street.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: University Ave has an on-street bike lane.
- 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 C<sup>3</sup> Plan: University uses (Page 10-8)

**Discussion:** The subject property is located adjacent to properties zoned RMI, and is diagonal from properties zoned RMU (higher classification). However, the property is also adjacent to single-family zoning and use properties to the north. The RMI district allows for the increased building height needed for the redevelopment of the property. University Ave is a major street serving the neighborhood. The immediate area has the potential to become part of the OSU campus. In either situation, uses which support the university, such as fraternities, are appropriate.

**Findings:**

- 1. The C3 Plan anticipates that the university will eventually expand into the vicinity. Until and unless that occurs, university supporting uses are appropriate.
- 2. The existing RTM district allows 20 units per acre and 35' building height.
- 3. The proposed RMI district allows up to 30 units per acre and 50' building height.
- 3. The property is adjacent to higher intensity residential uses and fronts on a major street.

**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  
**Date of Preparation:** May 9, 2018  
**Attachments:** Area Map, Zoning Comparison Table  
**Map Designation:** NW