



REPORT TO:
STILLWATER PLANNING COMMISSION No. MA 18-04

ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

Date of Meeting: May 15, 2018

Subject: Map Amendment: 310 and 324 S Monroe St

Purpose of Report: The applicants request review and approval of a Map Amendment to rezone properties addressed as 310 and 324 S Monroe St from the RMI, Residential Multi-family – Intermediate to RMU, Residential Multi-family – Urban.

Background: The applicants, Alpha Tau Omicron Fraternity (Alpha Omicron Holding Corp) and Chi Omega Fraternity have jointly requested the rezoning. Alpha Tau Fraternity plans to redevelop their property with a new, larger fraternity house. The RMU zoning would allow for the needed development density for the larger fraternity house. The Chi Omega Fraternity joined the application so the request would be contiguous with other RMU zoned properties.

Application Processing Information:

Applicant/Owner - Alpha Tau Omicron Fraternity (Alpha Omicron Holding Corp) and Chi Omega 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 23, 2018
Planning Commission – May 15, 2018
City Council - June 4, 2018

Project/Site Design Data/Details:

Zoning – RMI, Residential Multi-family – Intermediate to RMU, Residential Multi-family – Urban
(Sec 23.141)

Existing Use – Fraternity houses

Proposed Use – Fraternity houses

Lot – Rezoning is about 45,000 sq. ft.

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The properties have frontage on Monroe Street, a Major Collector street; and 3rd Ave and 4th Ave, both local streets.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: The OSU purple and green bus routes are adjacent to the properties. Monroe Street has on-street bike lanes. 4th Ave is a designated bike route.
- 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 subject properties are located adjacent to the RMU district on the north and east sides. The RMU district allows for additional densities that would allow for the Alpha Tau Omega Fraternity to be redeveloped at the desired density. Monroe Street is a primary street serving the neighborhood. The property is adjacent to the OSU Foundation on the south side.

Findings:

- 1. The C3 Plan recommends high density residential uses (between 12 and up to 150 units per acre) for the area.
- 2. The existing RMI district allows 30 units per acre
- 3. The proposed RMU district allows up to 50 units per acre.
- 4. The properties are adjacent to higher intensity residential and commercial 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