

City of Oxford
Community Development Department
STAFF REPORT

Planning Commission

Case # PC-03-2012

Date – April 10, 2012

APPLICATION

Applicant:	CKC Rentals LLC/James Clawson
Location:	301 E. Sycamore Street
Owner:	CKC Rentals
Agent:	Scott Webb
Action Request:	Conditional Use Permit Application- To establish a fraternity house in a R2MS (Single and Two-Family Residential) District
Current Use:	Multi-unit apartments
Surrounding Existing Land Uses:	Residential and fraternity houses

DESCRIPTION

The application is to request a Conditional Use Permit to establish a fraternity house in a R2MS District. It is a two-structure, three-story-in-height building with a common lobby connector. Until 1995, it was a fraternity house. The buildings are currently being used as a 12-unit dwelling complex.

The Applicant indicated that there will be no improvements or renovations being proposed other than a change in designation of the use at this time. The new fraternity chapter plans, if approved, to occupy six of the twelve units (front tower) for the 12/13 term and take over the rest of the complex starting in the fall of 2013.

The current occupancy is limited to 48 occupants, based on 4 occupants for each unit. Each unit is equipped with its own kitchen facility. The Applicant also indicated that the site can accommodate 19 parking spaces; 20 spaces are required.

SURROUNDING NEIGHBORHOOD

The property is surrounded by single-family residential units to the south, north and west. Another fraternity is located to the east.

SITE HISTORY

1986-Casae # 06-1986 Replat/Lot Consolidation- Kappa Alpha Housing Corporation

COMPREHENSIVE PLAN

There are no specific strategies or objectives; attributes of the Comprehensive Plan that are directly related to fraternity houses that are directly achieved. The Comprehensive Plan does locate this property in the Neighborhood Enhancement Program with the development intent to stabilize and enhance existing neighborhoods within the Mile Square; this should include the maintenance and improvements to public and private property that reflects the traditional neighborhood characteristics and commercial features that exist in the area. Housing diversity and improving the housing conditions in the Mile Square were

strategies much discussed in the Plan. While the Plan focuses more on trying to attract year-round residents, there was much concern raised over property maintenance issues with properties that are rented to students.

ZONING CODE REGULATIONS

Conditional Use

The purpose of Conditional Use regulations is at Section 1147.01(a):

“Purpose. Conditional Uses are land uses that are potentially appropriate in many zoning districts but that are likely to have characteristics that could be detrimental to the public health, safety, or general welfare if not located appropriately, operated appropriately, or mitigated with good design.”

§1143.05(b)(2)I.: Conditional Uses in R2MS:

STAFF FINDINGS: Fraternity and Sorority Houses are specifically listed as a Conditional Use in the R2MS District.

§1143.05(c): R2MS Site Development Regulations:

STAFF FINDINGS: All requirements pertaining to lot size, setbacks, and building height appear to be satisfied with the exception of potentially the total lot coverage. Since no changes are proposed for the site and/or buildings, the existing sidewalks, driveway, patio areas and original structure may remain as they are.

§1147.03(b)(19) Use Regulations & Potential Concerns:

(19) Fraternity and Sorority Houses

A. Potential Concerns

- (1) Aesthetic Concerns:**
 - a. Historical characteristics of existing structures
 - b. Residential scale and character
 - c. Yards and landscaping
 - d. Walls and fences
- (2) Activities Areas:**
 - a. Porches and patios
 - b. Locations of recreational areas and courts
 - c. Locations of accessory structures
- (3) Vehicle Management:**
 - a. Site access
 - b. Required parking
 - c. Emergency access
 - d. Deliveries
 - e. Occasional and excess parking management
- (4) Adequate Public Utilities:**
 - a. Water
 - b. Sewer
 - c. Storm water management
 - d. Other services
- (5) Nuisance:**
 - a. Waste/trash management
 - b. Noise and off-site impact
 - c. Lighting and off-site impact

B. Requirements:

- (1) New Structures:** Building shall be of a size and scale that approximates neighboring structures.
- (2) Existing Structures:** Exterior renovation and improvements shall be maintained to protect existing architectural details, materials and ornamentation.

- (3) Addition: Building expansions shall be sympathetic to the architectural scale and style of the existing building.
- (4) Outdoor Areas: Activity areas shall be designed and located to contain noise and light within the property. Activity areas shall be appropriately screened from adjacent properties.
- (5) Waste facilities: Trash and recycling containers and material shall be stored in a fully enclosed area and properly screened. The waste enclosure shall be adequate for the occupancy and accessible to service vehicles.
- (6) Parking and Transportation Demand Management: Parking shall meet requirements of Zoning Code Chapter 1149 and shall be properly designed, screened and maintained.

STAFF FINDINGS: As indicated previously, nothing is proposed to change on the site; hence, many concerns and regulations are not applicable.

§ 1159.07 (10) FRATERNITY/SORORITY HOUSE - A building that is occupied by a group of enrolled Miami University students who are active members of a fraternal organization recognized by Miami University. These organizations shall be limited to fraternities, sororities, and like approved by Miami University for communal off-campus living on that site. Occupancy exception: may include employees or agents of the organization not to exceed three (3) persons.(Ord. 3168 Passed 01-17-12)

STAFF FINDINGS: The current configuration of this complex is that each unit has its own kitchen facility and no other common rooms are provided.

COMMENT FORMS

No public comment forms have been received to date.

AGENCY REVIEWS

Requests for review were made to the Police, Fire, Engineering & Economic Development Departments. The following comments have been received:

Police:	Returned without comment.
Fire:	Returned with comment: Is there Fire Suppression and a Fire Alarm System in this building? Cooking in each unit is also a concern.
Engineering:	Returned with comments attached.
Econ. Dev.	Returned without comment.

DECISION CRITERIA

A copy of the Conditional Use Permit Decision Standards is attached.

ANALYSIS

The site is at the southeast corner of East Sycamore and University Avenue and is zoned R2MS where a fraternity house is considered a Conditional Use. There are several fraternity houses already established on E. Sycamore Street. As stated by the Applicant in his narrative, the site used to be a fraternity until 1995. It would seem that a proposed fraternity house would be suitable due to its location to other fraternity chapters as well as the proximity to the campus.

There are no improvements being contemplated at this point of time that would cause any adverse impact to the government services or require any additional municipal service delivery. The building and site would seem to be able to accommodate a number of students based on the occupancy load.

There are some concerns that need to be addressed and clarified related to the proposed use and the sequence of occupying a portion of the complex. The Applicant indicates that the front tower (six of the twelve units) would be occupied, if approved by the fraternity, for school year 2012-13. The remaining

complex would be occupied by the Chapter in the fall of 2013. The issue of principal use in residential lot needs to be clarified, whether this is considered fraternity house or a multi-family unit. The second issue is what constitutes communal off-campus living. It is commonly acknowledged that a fraternity house would have a common kitchen and some common meeting room. The current structure does not have either.

Aside from the issues above, the location would seem to be suitable for a fraternity since it is near the campus and is next to an existing fraternity. The existing site would also seem to be able to accommodate the proposed use.

RECOMMENDATION

SUBMITTED

BY: Jung Han Chen
Jung-Han Chen,
Community Development Director

DATE: March 30, 2012

ATTACHMENT

(c) Planning Commission Review. The Planning Commission shall base its review of a proposed Conditional Use upon the complete application, upon any staff report, and upon any relevant and credible public comment presented during the public hearing. If the Planning Commission finds that the information provided is insufficient to make a determination, it may suspend its review until sufficient information has been provided.

(1) Burden of proof.

- A. Planning Commission has no obligation to recommend approval and City Council has no obligation to approve a Conditional Use. This Zoning Code assumes that the uses listed in this section are not appropriate unless an Applicant proves that the use will not be detrimental to the public health, safety, or general welfare of the City or the neighborhood in which it is proposed.
- B. Applicants shall prove that potential negative impacts of elements such as location, size and extent of facilities and operations, site design, traffic generation, site access, and potential impact upon public facilities will be adequately mitigated.

(2) General decision standards. All Conditional Uses shall satisfy these General Decision Standards:

- A. The proposed use is in fact a Conditional Use in the zoning district in which it is proposed.
- B. The use and site will satisfy the general intent of this Zoning Code.
- C. The use and site will be compatible with the general intent of the Comprehensive Plan.
- D. The size and shape of the site are sufficient for the proposed use.
- E. The use will not be hazardous or disturbing to existing or potential future neighboring uses that are permitted in the zoning district.
- F. The use will not involve activities, processes, materials, equipment, or conditions of operation that will be detrimental to any person, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare, odors, or other emissions.
- G. The only accessory uses will be directly related to the operation of the principal use and will not be operated independent of the principal use.
- H. The use and site will be adequately served by public facilities and services such as streets, water and sewer, drainage structures, police and fire protection, and refuse disposal, or adequate provisions will be made to provide the same services privately.
- I. Development of the site and operation of the use will not require substantial public expenditure for additional infrastructure or services.
- J. The site will be designed, constructed, and maintained in a character harmonious in appearance and general character with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area. Structures to be constructed, reconstructed, or altered in a residential zoning district shall have the appearance of residential buildings permitted in the zoning district.
- K. The site is designed so that on-site traffic and traffic accessing the site will not inappropriately impact the movement of traffic on adjacent public streets.
- L. Proposed construction will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.
- M. All necessary permits and licenses for the Conditional Use and its operation have been or can be obtained for the use at the proposed location.

February 15, 2012

Mr. Jim Clawson, President
CKC Inc.
125 W. spring Street
Oxford, OH 45056

RE: 301 E. Sycamore Street

Jim,

Please be advised that the above mentioned property is currently zoned R2MS (Single and Two-Family Mile Square Residential). A fraternity house is a conditional use in this district, which requires an approved Conditional Use Permit from City Council, after a recommendation from the Planning Commission. The deadline for submitting a conditional use application to the Planning Commission is February 24, 2012 for its regular meeting on April 11, 2012.

Chapter 1147 of the Oxford Zoning Code specifically outlines the process and submittal requirements for a proposed conditional use application. Specific concerns and requirements regarding a fraternity house are stipulated under Section 1147.03(19). A copy of this specific section is attached for your information as well.

Please let me know if you have any questions regarding this matter.

Sincerely,

Jung-Han Chen
Community Development Director

Chapter 1147 Conditional Uses
Section 1147.03(19)

(19) Fraternity and Sorority Houses.

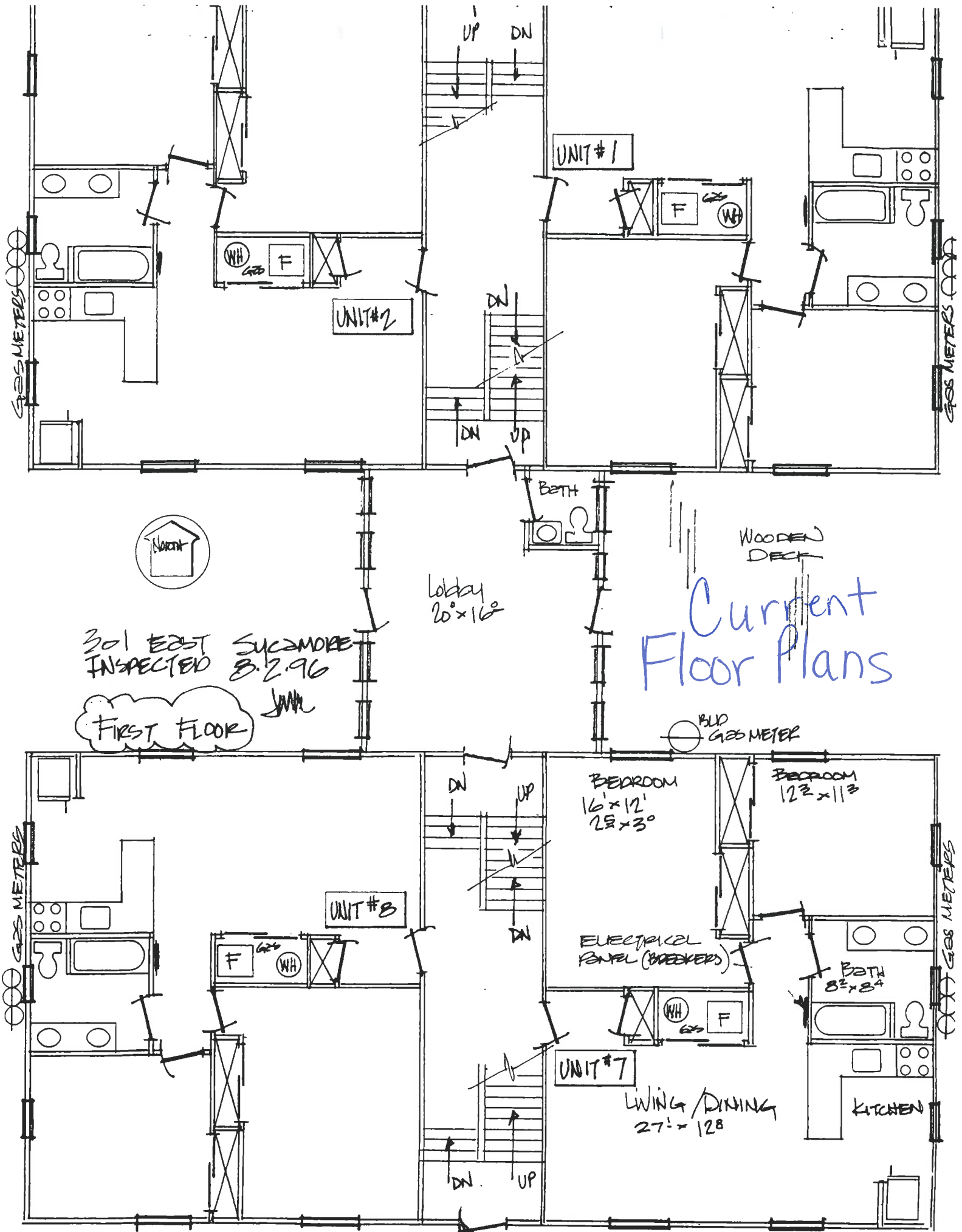
A. Potential Concerns.

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 - b. Residential scale and character.
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3. Vehicle Management:
 - a. Site access .
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4. Adequate Public Utilities:
 - a. Water.
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B. Requirements:

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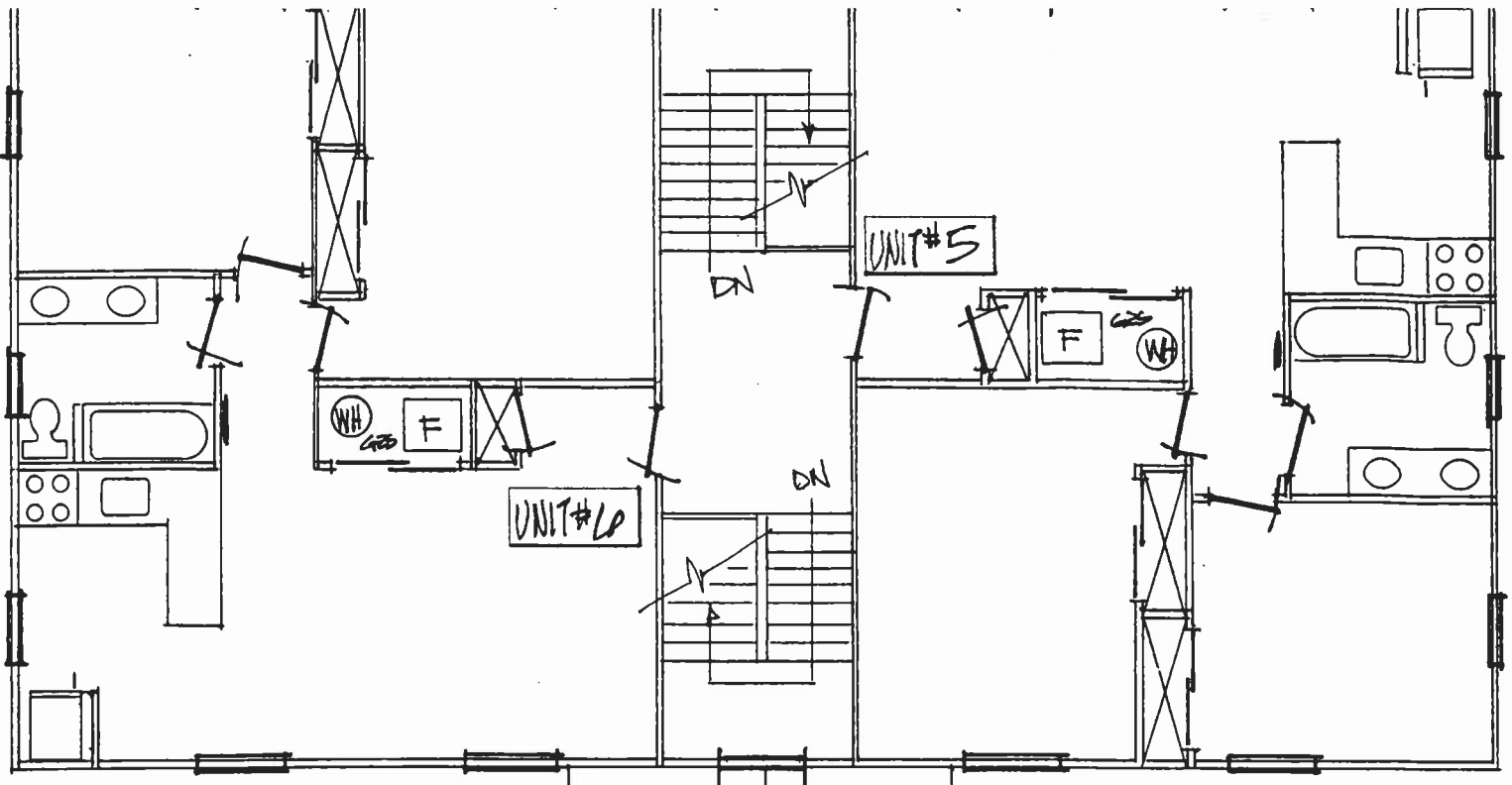
shall be properly designed, screened and maintained.



301 EAST SUCUMORE
INSPECTED 8.2.96

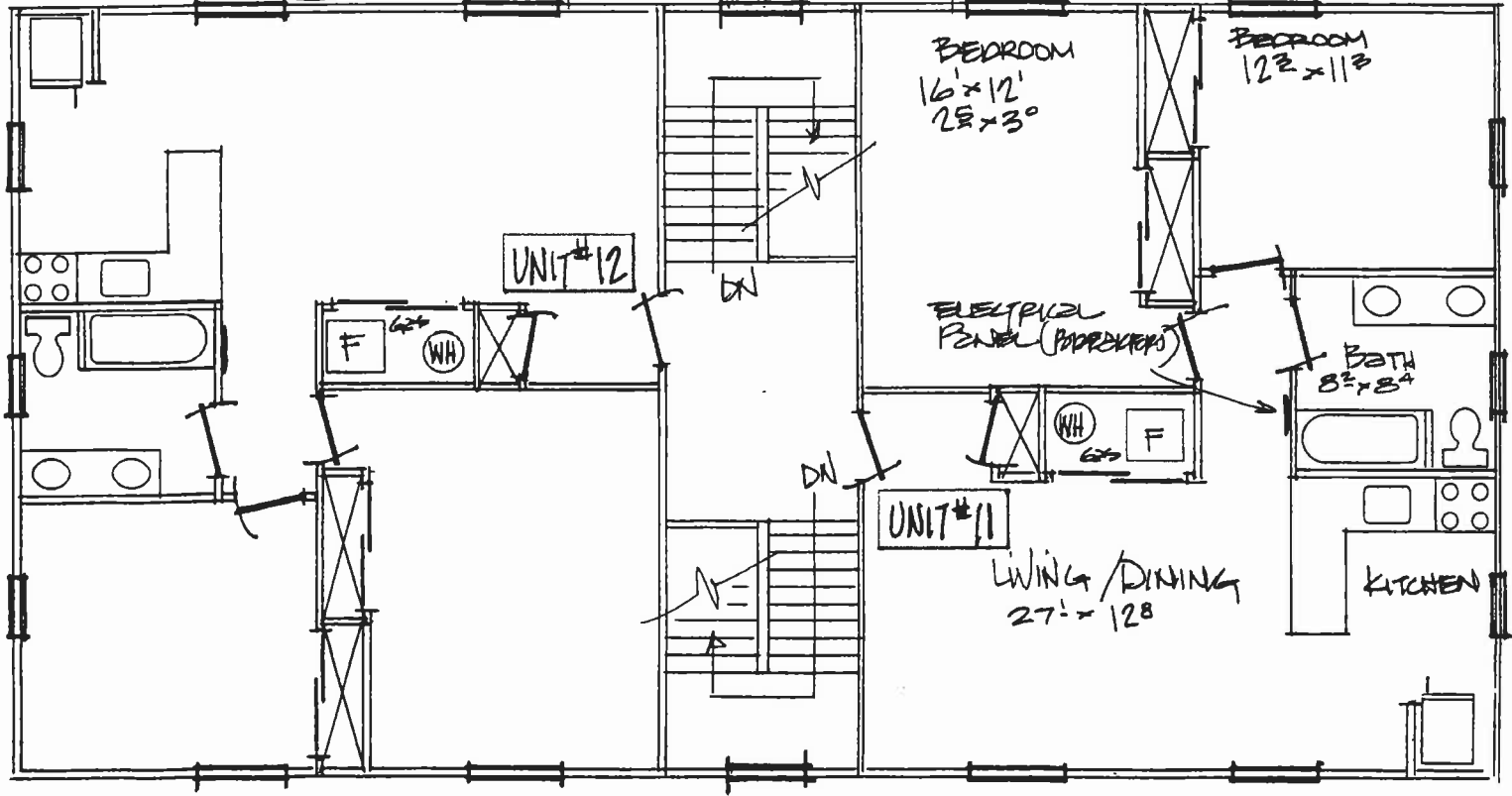
FIRST FLOOR

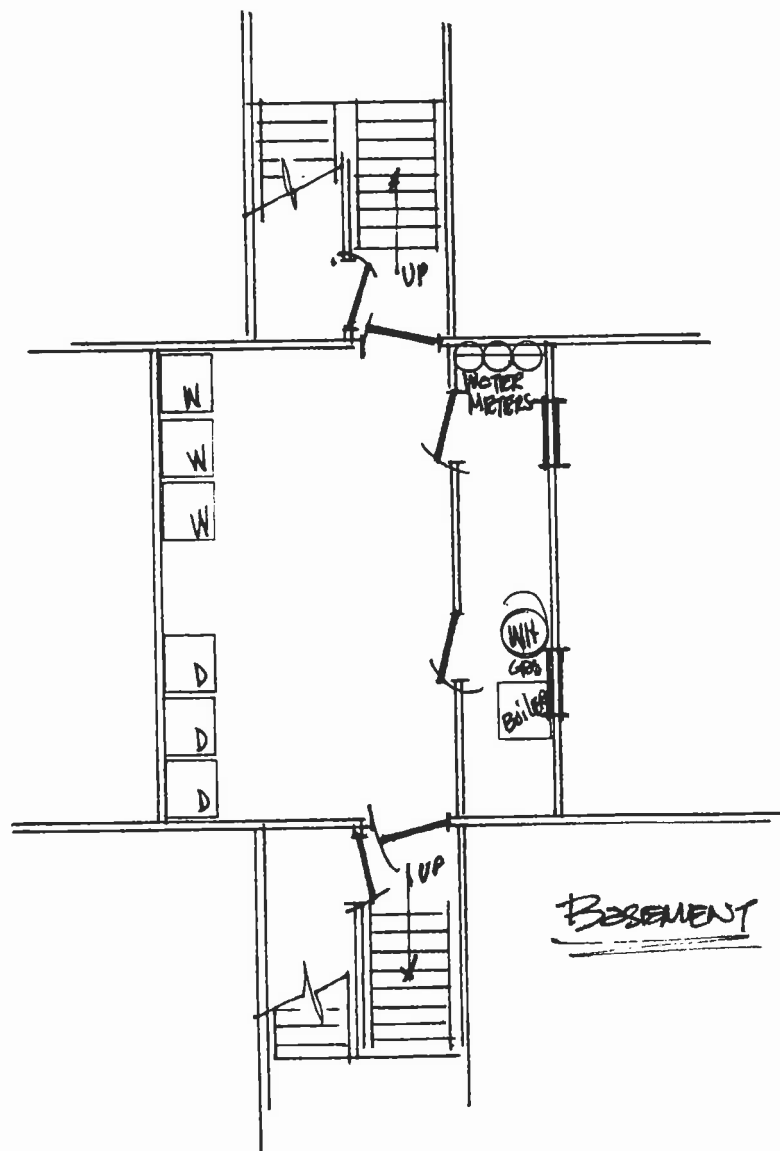
Current
Floor Plans



301 EAST SYCAMORE
INSPECTED 8.2.96

THIRD FLOOR





301 EAST SYCAMORE STREET
INSPECTED 8.2.96 JMK

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 3/7/ 2012

To: **Fire Department** Engineering Division Police Department Economic Development

From: Community Development

Drawings are being submitted to you for the following:

Case #: **PC-03-2012**

Description:

CONDITIONAL USE, 301 E. Sycamore Street, to establish a fraternity house in an R2MS (Single- and Two-Family Mile Square Residential) District, **CKC Rentals, LLC, Applicant; Scott Webb, Agent**

☒ Review ☐ Revisions ☐ Other

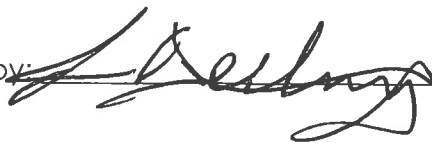
Comments or status update requested by: Lynn Taylor

Please return no later than: **3/30/2012** Note: If no comments are received, we will assume the project meets your department's standards.

Drawings are returned: w/comments without/comments

Is there fire suppression and a fire alarm system in this building? Cooking in each unit is also a concern.

Drawings reviewed by:



Date: 3-13-12

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 3/7/ 2012

To: Fire Department **Engineering Division** Police Department Economic Development

From: Community Development

Drawings are being submitted to you for the following:

Case #: **PC-03-2012**

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☒ Review ☐ Revisions ☐ Other

Comments or status update requested by: Lynn Taylor

Please return no later than: **3/30/2012** Note: If no comments are received, we will assume the project meets your department's standards.

.....
Drawings are returned: w/comments without/comments

SEE ATTACHED MEMO DATED 3-14-12.

Drawings reviewed by: _____

A. Johnson

Date: 3-14-12



Memo

Service Department
Engineering Division

513/524-5208 fax 513/524-5267

TO: Community Development Department

FROM: Victor Popescu, P.E.
City Engineer

RE: Case # PC-03-2012
301 E. Sycamore Street - Conditional Use

DATE: March 14, 2012

The Engineering Division has reviewed the subject case.

The submitted documentation states that "... the existing building does not have a communal kitchen." However, since it is proposed to use the existing building, in part, as a fraternity, the possibility of a future communal kitchen exists.

Thus, a condition for the approval of this case must be that a "grease trap" be part of the communal kitchen construction.

The Engineering Division recommends that the approval of the subject case include the above stated condition.

If there are questions, please contact the Engineering Division at 513-524-5208.

City of Oxford
• Inter-Office Review Transmittal Sheet

Date: 3/7/ 2012

To: Fire Department Engineering Division **Police Department** Economic Development

From: Community Development

Drawings are being submitted to you for the following:

Case #: **PC-03-2012**

Description:

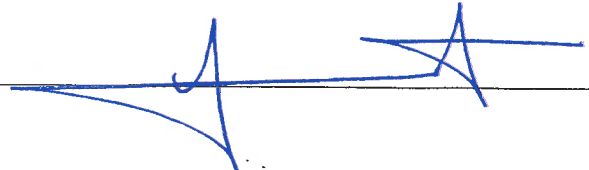
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☒ Review ☐ Revisions ☐ Other

Comments or status update requested by: Lynn Taylor

Please return no later than: **3/30/2012** Note: If no comments are received, we will assume the project meets your department's standards.

Drawings are returned: w/comments **without/comments**

Drawings reviewed by: 

Date: **3/20/2012**

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 3/7/ 2012

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

Drawings are being submitted to you for the following:

Case #: **PC-03-2012**

Description:

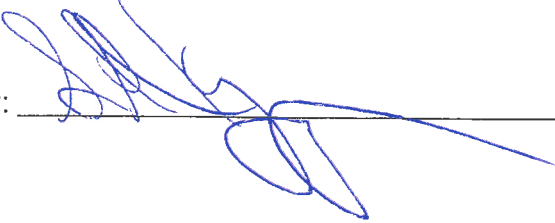
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☒ Review ☐ Revisions ☐ Other

Comments or status update requested by: Lynn Taylor

Please return no later than: **3/30/2012** Note: If no comments are received, we will assume the project meets your department's standards.

Drawings are returned: w/comments without/comments

Drawings reviewed by: 

Date: 3-20-12

PC-03-2012

Webb-Ewbank Way

Bouden Ln

E Sycamore St

University Ave

Alley

Bishop St

Legend



Oxford Corporation Limit

301 E. Sycamore St.



200 Ft. Buffer



Parcels



1 inch = 100 feet



**CITY OF OXFORD
PLANNING COMMISSION
REVIEW AND COMMENT FORM**

CASE NO.: PC-03-2012

DATE OF HEARING: April 10, 2012

CONDITIONAL USE, 301 E. Sycamore Street, to establish a fraternity house in an R2MS (Single- and Two-Family Mile Square Residential) District, **CKC Rentals, LLC, Applicant; Scott Webb, Agent**

If you cannot attend the public hearing on this conditional use being held before the City of Oxford Planning Commission, but would like to comment on this matter, please complete this form and return it by April 2, 2012 to Lynn Taylor, 101 East High Street, Oxford, OH 45056.

Name: ROBERT WOLFE

Address: 418 BOUDEN LN

OXFORD OHIO 45056

Telephone: Home: 1812 701 0572 Work: —

COMMENTS: I OWN THE PROPERTIES ACROSS BYCAMORE FROM 301. A FRATERNITY WOULD CREATE GREATER CONGESTION A NOISE. AND THAT DESIGNATION WOULD DECREASE THE VALUE OF THE PROPERTY I OWN WHICH I USE AS SINGLE FAMILY RESIDENCES. I LIVE NEARBY ON BOUDEN AND I WOULD PERSONALLY BE AFFECTED

Robert Wolfe
Signature

April 2, 2012
Date

CKC Rentals, LLC
125 West Spring Street --- Oxford, OH 45056
(513) 523-7263 / FAX (513) 523-9415

February 23, 2012

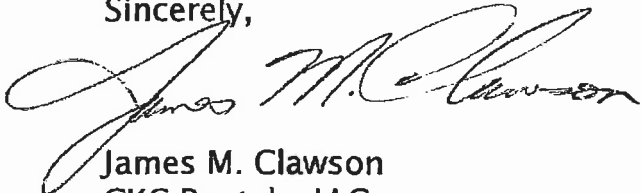
City of Oxford
Planning Commission and City Council
101 East High Street
Oxford, OH 45056

To Whom It May Concern:

Please be advised that Scott Webb is permitted to act on our behalf for all matters related to the Conditional Use Permit Application specific to the allowing Fraternity Housing at 301 East Sycamore Street in Oxford, Ohio. Scott is authorized to speak and act on our behalf before the Planning Commission and City Council.

Should you have any questions or concerns, please do not hesitate to contact our office.

Sincerely,



James M. Clawson
CKC Rentals, LLC

Conditional Use Permit Application
City of Oxford, Ohio

Case No.: PC-03-2012
Date Filed: 2/24/12
4/10/12 mtg

REQUIRED INFORMATION (print clearly)

Name of Applicant: CKC Rentals, LLC
(Attach a letter of agency if the Applicant is not the property owner)
Mailing Address: 125 West Spring Street
Oxford, Ohio 45056 Email Address: pam@hoteldevelopment.net
Telephone Number(s): 513-523-7263
Name of Property Owner (if other than Applicant): _____
Location of Property: 301 East Sycamore
Legal Description: 2587 ENT
Zoning District: R2MS
Total Area: _____ Acres / Square Feet (circle one)
Existing Use Description: 12 unit Student Rental with rental permit of 4/unit.
Proposed Use Description: Fraternity Housing

SUBMISSION REQUIREMENTS

The required fee of **\$400.00 plus actual postage**, made payable to the City of Oxford, must accompany the application. The entire submission must be prepared in accordance with Chapter 1147, Conditional Uses, of the Zoning Code of the City of Oxford.

Attach thirteen (13) copies of a site plan indicating the following:

1. North arrow
2. Scale
3. Vicinity Map
4. All existing and proposed lot lines within the site
5. Dimensions of all lots and of the entire site and any adjacent rights-of-way
6. Location, height, and use of all proposed and existing structures
7. Location and design of all proposed vehicle management areas
8. Location, size, and type of all proposed signs
9. Location, height, and type of all proposed screening and landscaping
10. Distances to residential zoning districts if within 1,000 feet
11. The use of land and location of structures on adjacent property and across adjacent rights-of-way
12. Elevations of proposed structure, or typical elevations if structures are not yet designed, shall be required by the Zoning Administrator if the proposed location, height, or bulk of the structure is such that it may negatively affect an adjacent use
13. Photographs of the existing use and its surroundings.
14. Other information as required by the Planning Commission

Attach a Narrative Statement describing how the proposed Conditional Use meets the following Decision Standards of the zoning district in which it is to be located:

- A. The proposed use is in fact a Conditional Use in the zoning district in which it is proposed.
- B. The use and site will satisfy the general intent of this Zoning Code.
- C. The use and site will be compatible with the general intent of the Comprehensive Plan.
- D. The size and shape of the site are sufficient for the proposed use.
- E. The use will not be hazardous or disturbing to existing or potential future neighboring uses that are permitted in the zoning district.

- F. The use will not involve activities, processes, materials, equipment, or conditions of operation that will be detrimental to any person, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare, odors, or other emissions.
- G. The only accessory uses will be directly related to the operation of the principal use and will not be operated independent of the principal use.
- H. The use and site will be adequately served by public facilities and services such as streets, water and sewer, drainage structures, police and fire protection, and refuse disposal, or adequate provisions will be made to provide the same services privately.
- I. Development of the site and operation of the use will not require substantial public expenditure for additional infrastructure or services.
- J. The site will be designed, constructed, and maintained in a character harmonious in appearance and general character with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area. Structures to be constructed, reconstructed, or altered in a residential zoning district shall have the appearance of residential buildings permitted in the zoning district.
- K. The site is designed so that on-site traffic and traffic accessing the site will not inappropriately impact the movement of traffic on adjacent public streets.
- L. Proposed construction will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.
- M. All necessary permits and licenses for the Conditional Uses and its operation have been or can be obtained for the use at the proposed location.

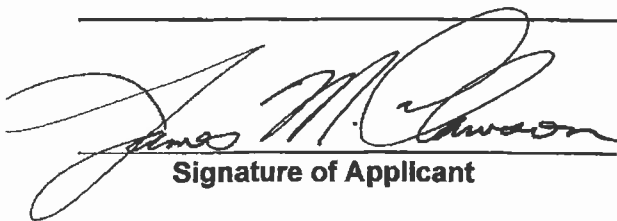
On a separate sheet of paper, provide the names and addresses of all adjoining property owners within 200 feet of the site, including those across streets, roads, alleys and highways. *Property Owner names will not be included in the agenda packet.

NOTE: The Butler County website (www.butlercountyohio.org/auditor) is very helpful when searching for the mailing address of adjoining property owners. Once the site is up, click on online searches, then click on real estate. It will allow you to search by owner, address or parcel number.

All materials must be delivered to the office of the Community Development Director, City of Oxford, 101 East High Street, Oxford, Ohio 45056. Any questions should be directed to the Community Development Department at (513) 524-5204. The issue will be placed on the next possible agenda.

Incomplete applications will not be processed

NOTE: Notification and publication requirements must be adhered to. Submit materials 45 days prior to the proposed meeting date. City Staff will erect a public hearing sign on the subject property. It is the Applicant's responsibility to remove the signage once the hearing(s) are completed.



Signature of Applicant

James M. Clawson

Printed Name

Date: 2/23/12

FEE / RECEIPT

\$400 Fee plus Postage Paid / Receipt Number: 17363.11

Jung-Han Chen
Community Development Director
City of Oxford
Municipal Building
101 E. High Street
Oxford, Ohio 45056

SCOTT
WEBB

ARCHITECT

103 West Walnut Street
Oxford, Ohio 45056
(513) 523-3838

www.scottwebbarchitect.com

Re: Application for Conditional Use
Proposed Fraternity Housing
301 East Sycamore Street

February 24, 2012

Dear Mr. Chen,

Please accept this letter as a formal request for a review hearing by the City of Oxford Planning Commission and Oxford City Council for a Conditional Use for a new Fraternity in the R2MS District on East Sycamore Street.

The attached proposal has been prepared for and with the help of the following:

Property Owners:

CKC Rentals LLC
125 West Spring Street
Oxford, Ohio 45056

Architect:

Scott Webb, Architect
103 West Walnut Street
Oxford, Ohio 45056

Surveyor:

Bayer Becker, Engineers & Surveyors.
318 South College Avenue
Oxford, Ohio 45056

Narrative Statement describing how the proposed Conditional Use meets the following decision standards of the zoning district in which it is located.

In response to the decision standards outlined in the application, we offer the following:

- A. *The proposed use is in fact a Conditional Use in the Zoning District in which it is proposed;*

Fraternities are specifically listed as a conditional use in the R2MS district.

- B. *The use and site will satisfy the general intent of the Zoning Code;*

R2MS and R3MS are the only Zoning Districts in the entire City that allow Fraternity Houses. The existence of Fraternity houses in this area predates our Zoning Code. The Zoning Code was drawn to include these fraternity houses these houses and to establish the limits of where they could go.

- C. *The use and site will be compatible with general intent of the Comprehensive Plan;*

The Comprehensive Plan encourages the enhancement of the "Town & Gown" relationship. Fraternity association is recognized as an important component of the student experience, and Miami is known as the "Mother of Fraternities", with many National Headquarters located here. The proposed location for this fraternity is adjacent to other fraternities, Millett Hall, the Football Stadium, etc. and is an ideal location for a new fraternity at Miami. Until 1995, this building operated as the fraternity house of the Kappa Alpha fraternity.

No change in occupancy is contemplated in this application. This is an existing multi-family building. The conditional use will not affect the number of occupants, but only permit the designation of a fraternity to allow Miami students the opportunity to live in an approved Fraternity house.

- D. *The size and shape of the site are sufficient for the proposed use.*

No increase in occupancy is contemplated in this application. The size and shape of the property is well suited for the proposed use, providing off street parking, and was in fact, previously used as a fraternity house.

- E. *The use will not be hazardous or disturbing to existing or potential future neighboring uses that are permitted in the zoning district.*

The proposed Fraternity house is surrounded by other fraternities and student housing, and will not be hazardous to its neighbors.

- F. *The use will not involve activities, processes, materials, equipment, or conditions of operation that will be detrimental to any person, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare, odors, or other emissions.*

The operation of the proposed fraternity will not be detrimental to any person, property or the general welfare.

- G. *The only accessory uses will be directly related to the operation of the principal use and will not be operated independent of the principal use.*

There is only one proposed use of the property. No incidental uses are proposed or anticipated.

- H. *The use and site will be adequately served by public facilities and services such as streets, water and sewer, drainage structures, police and fire protection, and refuse disposal or adequate provisions will be made to provide the same services privately.*

All utilities are available at the proposed location. No special provisions are required.

- I. *Development of the site and operation of the use will not require substantial public expenditure for infrastructure or services.*

No public expense is anticipated by this project, as the building and site are existing.

- J. *The site will be designed, constructed, and maintained in a character harmonious in appearance and general character with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area. Structures to be constructed, reconstructed, or altered in a residential zoning district shall have the appearance of residential buildings permitted in the zoning district*

The existing building is of character that is harmonious to the neighborhood with materials, size and overall scale similar to its neighbors.

- K. *The site is designed so that on-site traffic and traffic accessing the site will not inappropriately impact the movement of traffic on adjacent public streets.*

The site has been operating as multi-family for nearly 30 years. No change is anticipated to traffic in the area.

- L. *Proposed construction will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.*

No construction is proposed with this application, simply a change in designation of the use.

- M. *All Necessary permits and licenses for the Conditional Use and its operation have been obtained or can be obtained for the use at the proposed location.*

No construction is currently proposed, so no additional permits are required..

Thank you for your consideration of this proposal. If you have any questions or need any additional information, please call.

Respectfully,

Scott Webb, Architect

Jung-Han Chen
Community Development Director
City of Oxford
Municipal Building
101 E. High Street
Oxford, Ohio 45056



SCOTT
WEBB

A R C H I T E C T

103 West Walnut Street
Oxford, Ohio 45056
(513) 523-3838

www.scottwebbarchitect.com

Re: Application for Conditional Use
Proposed Fraternity Housing
301 East Sycamore Street

February 24, 2012

Dear Mr. Chen,

In addition to the narrative statement required on the Conditional Use Application, please accept this letter as the additional narrative statement required by Section 1147.02 of the Zoning Code.

In response to the items listed in 1147.02, we offer the following:

6. *A description of the proposed use.*

- a. *A description of operations, including type of goods sold, services performed, and expected number of customer, clientele, delivery & service vehicles*

If approved, the fraternity, Zeta Beta Tau, plans to occupy six of the twelve units (front tower) for the 12/13 term and lease 100% of the property for a minimum of five years starting the fall of 2013. CKC Rentals, LLC is working with ZBT for approvals through Miami University to allow the sophomore members to live at 301 East Sycamore through the MU Second Year Exemption Program.

This will be accomplished through a formal lease with CKC Rentals, LLC which manages many well maintained and operated properties in the Mile Square and Stewart Square. CKC Rentals, LLC does not expect the condition of this property to change (ie: cleanliness, landscaping, yard, etc.) with the tenancy of fraternity members

ZBT provided the following information on their members:

- Fraternity GPA was 3.02
- 75% of members in the business program
- The National philanthropy is "Getting on the Ball" benefiting Children's Miracle Network Hospitals. It raises thousands of dollars every year.
- Members of this fraternity include the student body secretary of Academics, President of Miami Students for Israel, and a Presidential scholarship recipient
- Volunteer at Hillel about 3 hours a week

b. Hours of operation

The existing building will remain residential

7. *A narrative statement that evaluates the compatibility of the proposed use with the general vicinity and adjacent properties;*

a. *How is the use similar to or different from existing area uses and if there will be any interaction between the proposed and existing uses*

The use is similar to the other approved uses in this zoning district sitting directly adjacent to another fraternity house and surrounded primarily by student rentals..

b. *How any existing structures, proposed structures, and the site design relate to adjacent structures and sites*

The original building was built in 1966 of similar size and scale to its neighbors, as well as its associated off-street parking.

c. *If the use will involve any operations that create potential nuisances, such as excessive noise, lighting, odor, fumes, vibration, or emissions.*

As the building is currently multi-family with an allowable occupancy of 48, no change is anticipated with this conditional use. No additional lighting or site work will be required.

d. *How any potential negative effects on adjacent land will be mitigated.*

The existing building is situated so that the parking, trash, and any outdoor activity will happen adjacent to another fraternity. This parking area is surrounded by mature trees and landscaping which will remain.

8. *A statement about why the location proposed is more appropriate for use than other locations;*

The property lies in one of only two zoning districts that allow fraternities as a conditional use. Until 1995, the building was the house of the Kappa Alpha Fraternity. In 1995 Kappa Alpha relocated to 314 East Church Street, taking over the house formerly occupied by ATO, when the building was converted to apartments.

The building is of sufficient size, on a lot of sufficient size for its use, and is directly adjacent to another fraternity.

9. *A statement of the necessity or desirability of the proposed use to the neighborhood or community.*

Fraternity association is recognized as an important component of the student experience, and Miami is known as the "Mother of Fraternities", with many National Headquarters located here. The City of Oxford recognizes this, and has designated this area of the Mile Square as the place where new Fraternities may locate.

The proposed location for this fraternity is in the correct zoning district, and is adjacent to other fraternities, Millett Hall, the Football Stadium, etc. and is an ideal location for a new fraternity at Miami.

10. *Separate detailed statements that individually address each of the items listed as potential concerns for the proposed use.*

From 1147.03 (19) *Fraternity and Sorority Houses*

A. *Potential Concerns:*

1. *Aesthetic Concerns*

a. *Historical Characteristics of existing structures*

The Existing building, built in 1966 is similar in scale and materials to the existing neighborhood.

b. *Residential Scale and Character*

The existing building fits into the neighborhood. No change to the building is proposed with this application.

c. *Yards & Landscaping*

Existing mature yards & landscaping to remain

d. *Walks & Fences*

No change to existing walks or fences are proposed.

2. *Activities Areas*

a. *Porches & Patios*

The Existing building provides a small patio to the East, between the building and the parking lot, facing the adjacent fraternity

b. *Locations of recreation areas and courts*

There are currently no existing recreation areas or courts, and no new areas are part of this application.

c. *Locations of Accessory Structures*

There are no accessory structures on the site.

3. *Vehicle Management*

a. *Site Access*

The existing private parking lot is accessed from East Sycamore Street.

b. *Required Parking*

Per 1149.03 (c), (2) parking spaces are required for each (5) beds permitted by a valid City of Oxford Rental Permit. The building is currently permitted for (48), requiring (19-20) parking spaces. The current parking lot holds (19) cars.

c. *Emergency Access*

Emergency access is available from the front of the building on University Avenue, and rear of the building from its parking lot.

d. *Deliveries*

Since the existing building does not have a communal kitchen, deliveries will be minimal. If required, they will be made from the parking lot entrance

e. *Occasional and excess parking requirement*

The existing building sits on (2) public streets, and is diagonally across from the Millett Hall parking lot.

4. *Adequate Public Facilities*

a. *Water*

The building is currently served by City Water, and will remain so without change.

b. *Sewer*

The building is currently served by City Sewer, and will remain so without change.

c. *Storm Water management*

Storm sewers are provided in the area. No change to paved areas causing a change in storm water management will be necessary by this use.

d. *Other Services*

5. *Nuisance*

a. *Waste/Trash Management*

The Existing building is adequately served by a dumpster. No increase in occupancy, and subsequently, no change in trash is anticipated.

b. *Noise and off-site impact*

The existing building is surrounded by other fraternities and student rentals. The building orientation is such that potential outdoor activity areas are to the east, facing another fraternity

c. *Lighting and off-site impact*

No change in lighting is proposed.

B. *Requirements:*

1. *New Structures: Buildings shall be of a size and scale that approximates neighboring structures*

Not Applicable

2. *Existing Structures: Exterior renovation and improvements shall be maintained to protect existing architectural details. Materials and ornamentation.*

The existing building requires no exterior renovation

3. *Addition: Building expansions shall be sympathetic to the architectural scale and style of the existing building*

Not Applicable

4. *Outdoor Areas: Activity areas shall be designed and located to contain noise and light within the property. Activity areas shall be adequately screened from adjacent properties.*

The small existing patio area is ideally situated to the rear/East side of the existing building. A rock retaining wall and dense natural landscape buffer exists to the North

5. *Waste Facilities: Trash and recycling containers and material shall be stored in a fully enclosed area, properly screened. The waste enclosure shall be adequate for the occupancy and accessible to service vehicles.*

The existing dumpster is not currently provided with an enclosure. Such an enclosure will be constructed surrounding the existing dumpster as required.

6. *Parking and Transportation Demand Management: Parking shall meet the requirements of the Zoning Code Chapter 1149 and shall be properly designed, screened, and maintained.*

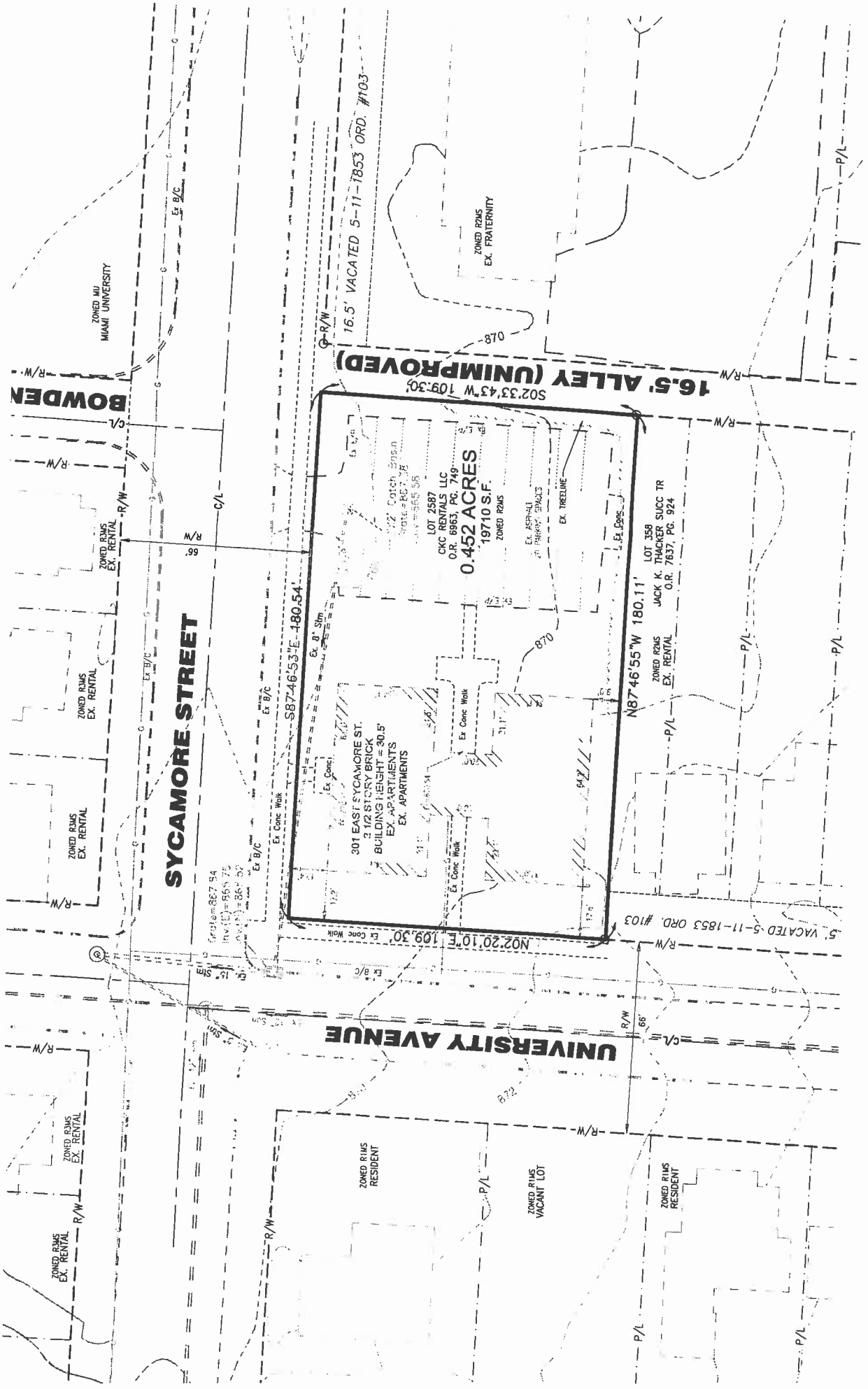
Existing parking on the site is adequate for the Fraternity designation, and is screened by a continuous hedge

Thank you for your consideration of this proposal. If you have any questions or need any additional information, please call.

Respectfully,

A handwritten signature in black ink, appearing to read 'Scott Webb', written over a horizontal line.

Scott Webb, Architect



UNIVERSITY AVENUE

SYCAMORE STREET

BOWDEN

16.5' ALLEY (UNIMPROVED)

16.5' VACATED 5-11-1853 ORD. #103

0.452 ACRES
19710 S.F.
LOT 2587
CKC RENTALS LLC
O.R. 6963, PG. 749
BRIE-RE 2-1-18
S87°46'53\"/>

301 EAST SYCAMORE ST.
2 1/2 STORY BRICK
BUILDING HEIGHT = 30.5'
EX. APARTMENTS
EX. APARTMENTS

LOT 358
JACK K. THACKER SUCCI TR
O.R. 7637, PG. 924
ZONED R2MS
EX. RENTAL

ZONED R2MS
EX. FRATERNITY

ZONED MU
MIAMI UNIVERSITY

ZONED R1MS
EX. RENTAL

ZONED R1MS
EX. RENTAL

ZONED R1MS
RESIDENT

ZONED R1MS
VACANT LOT

ZONED R1MS
RESIDENT

ZONED R1MS
EX. RENTAL

ZONED R1MS
EX. RENTAL

ZONED R1MS
EX. RENTAL

ZONED R1MS
EX. RENTAL

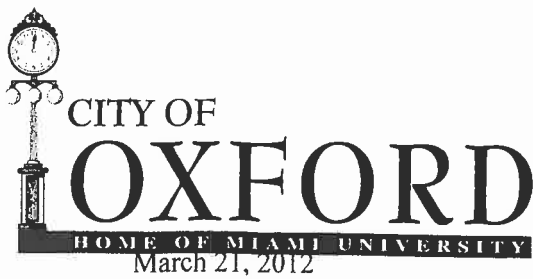


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-1853 ORD. #103



Community Development Department
Phone: 513-524-5204

Mrs. Jackie Hunt
2 Chestnut Hill
Oxford, OH 45056

Re: PC-ADM-01-2012 Minor Amendment to an approved Final Planned Development
2 Chestnut Hill
Building Permit #12-037

Dear Mrs. Hunt:

Your application for a Minor Change to an Approved Planned Development, submitted March 18, 2012 to build a new deck at this address has been approved administratively.

The Minor Changes to the site include:

1. Adding a new deck to an existing residence.
2. The new deck, measuring 12'10" x 12'6" will be added to the northeast corner of the residence, along with the replacement of a 5' window with a 6' door.
3. No modifications to the existing parking or drop-off arrangements.
4. No other exterior modifications to the existing residence.

The Zoning Administrator administratively approved the proposed changes based upon the following criteria being satisfied per Section 1145.10(a) of the City of Oxford Planning and Zoning Code:

- A. There is no change in use;
- B. The proposed construction is of a magnitude that will not substantially alter the appearance of the development from off of the site;
- C. The proposed construction will not substantially or detrimentally affect the provision of public services to the site or general vicinity;
- D. The proposed construction will not substantially or detrimentally increase potential demand on public or private utilities;
- E. The proposed construction is not of a scope, scale, or character, that would cause a negative impact on adjoining properties and neighborhood; and
- F. The proposed construction is not contrary to and in no way diminish the intent of the originally approved permit.

Your building permit application is currently being processed with National Inspection Corporation.

If you have any questions or need additional information, please call 524-5204.

Sincerely,

Jung-Han Chen, AICP
Community Development Director
cc: File

101 East High Street • Oxford, Ohio 45056-1887
Phone: (513) 524-5200 • Fax: (513) 523-7298 • www.cityofoxford.org

March 18, 2012

City of Oxford
Planning Dept.
101 East High St.
Oxford, Ohio

PC-Adm-01-2012

I request approval for changes to "Approved Final Planned Development". This is in accordance with Oxford Planning and Zoning Code section: 1145.10. This change is a new deck on our residence at 2 Chestnut Hill, Oxford, Ohio.

I request approval due to:

- ① No change in current use.
- ② New deck will not alter appearance from site.
- ③ New deck will not substantially affect the provision of public services to the site or general vicinity.
- ④ New decks slope and design will not cause negative impact on adjoining properties.
- ⑤ The new deck in no way diminishes the intent of the originally approved plan.

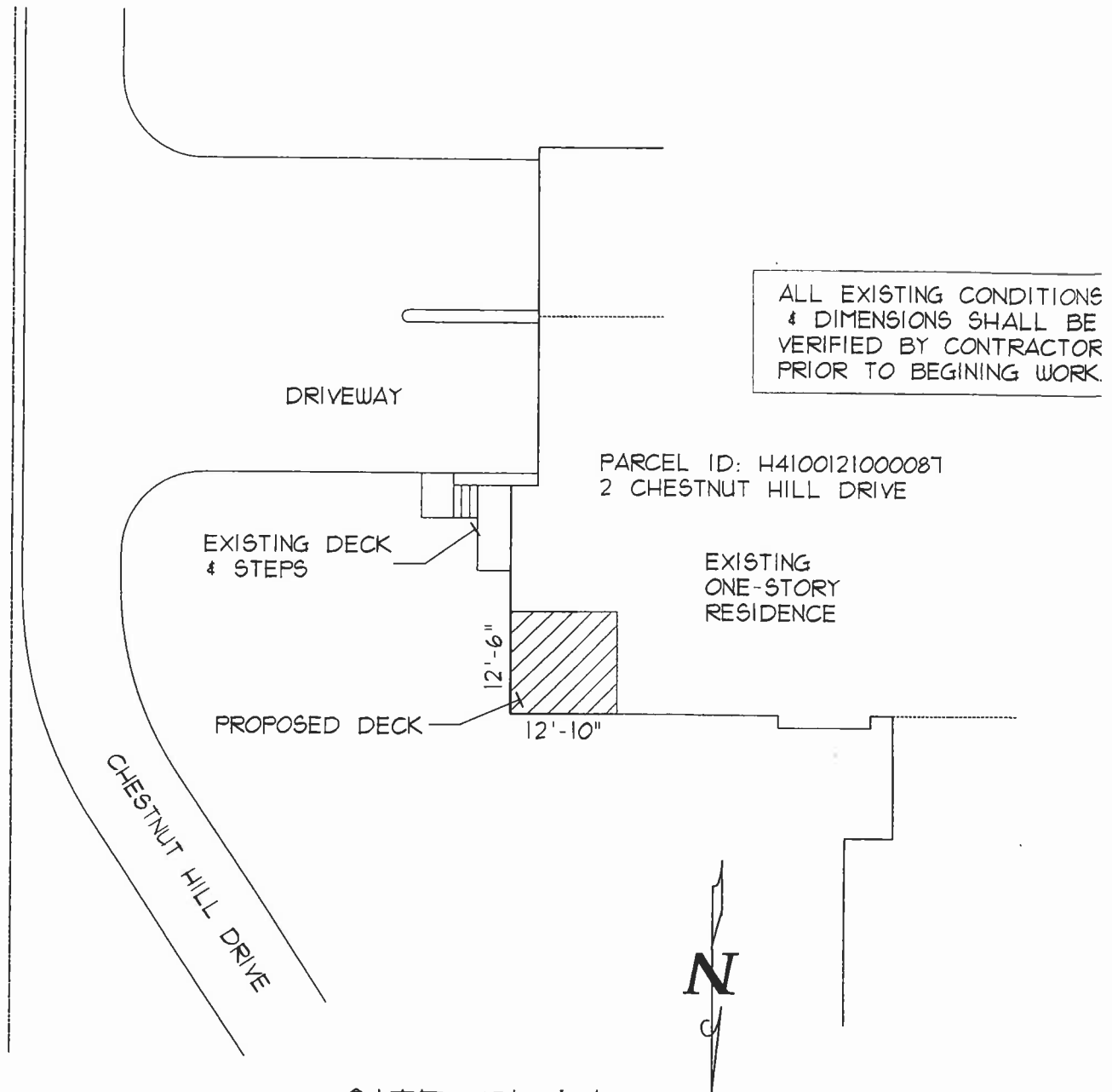
Thanks for your consideration of request approval.

Approved per OPZ Section 1145.10(a)

David Prytherch
(DAVID PRYTHERCH)
Oxford Planning Commission

Judy-Han Chen
Community Development Director
3/20/12





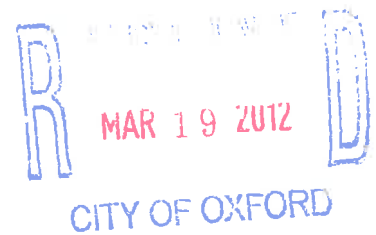
SITE PLAN
SCALE: 1"=20'

Chestnut Hill Homeowners Association, Inc.

Terry & Jackie Hunt presented to the Chestnut Hill Homeowners Association, Inc. plans for the addition of a deck to Unit 2. The association reviewed and approved the plans on Saturday, March 17, 2012.



Ruth Sanders
President



Site ←



Oxford Reilly Rd

Chestnut Hill