



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: O-1415-26

File ID: O-1415-26

Type: Zoning Ordinance

Status: Non-Consent Items

Version: 1

Reference: Item 29

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 11/19/2014

File Name: GSH AOII Oklahoma Special Use Ordinance

Final Action:

Title: CONSIDERATION OF ORDINANCE O-1415-26 UPON SECOND AND FINAL READING:
AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA,
AMENDING SECTION 460 OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN
SO AS TO GRANT SPECIAL USE FOR A FRATERNITY OR SORORITY HOUSE IN THE
R-3, MULTI-FAMILY DWELLING DISTRICT FOR PART OF THE SOUTHWEST
QUARTER OF THE NORTHEAST QUARTER OF SECTION SIX (6), TOWNSHIP EIGHT
(8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, NORMAN,
CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY
THEREOF. (1411 ELM AVENUE)

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance O-1415-26 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance O-1415-26 upon Final Reading as a whole.

ACTION TAKEN: _____

Agenda Date: 01/13/2015

Agenda Number: 29

Attachments: O-1415-26, Location Map, Staff Report,
Pre-Development Summary, 12-11-14 PC Minutes

Project Manager: Janay Greenlee, Planner

Entered by: rone.tromble@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	12/11/2014	Recommended for Adoption at a subsequent City Council Meeting	City Council	12/23/2014		Pass
Action Text: A motion was made by Lewis, seconded by Bahan, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 12/23/2014. The motion carried by the following vote:							

1	City Council	12/23/2014	Introduced and adopted on First Reading by title only	Pass
Action Text: That this Zoning Ordinance be Introduced and adopted on First Reading by title only. by consent roll call				

Text of Legislative File O-1415-26

Body

SYNOPSIS: The applicant, Alpha Omicron Pi, is requesting Special Use for a sorority house. Currently, the parcel is zoned R-3, Multi-Family Dwelling District. This is an existing sorority house and Special Use is required to meet the current zoning standards. The applicant is applying for the Special Use because they intend to expand in the future, and currently they are a legal non-conforming use; to allow expansion the zoning must be in conformance.

ANALYSIS: Alpha Omicron Pi was chartered at the University of Oklahoma on March 22, 1924 and remained active until after the post-depression era. Economic hardships were felt by many of the members, and most members had to leave school to care for extended family or simply couldn't afford a higher education anymore. Therefore, in June 1933 the executive board of the chapter accepted the charter to be held in trust.

Then on November 24, 2002, after a 69-year absence, Alpha Omicron Pi reinstalled its 29th chapter at The University of Oklahoma.

The current site located at 1411 Elm was first placed in the R-3, Multi-Family Dwelling District, on August 23, 1955 when the City of Norman extended the city limits with the adoption of Ordinance No. 906. At that time, Special Use was not required for quasi-unit quarters and the sorority was allowed by right.

Then on June 27, 1996 City Council held a Study Session regarding concern for rooming and boarding houses in residential neighborhoods. An ordinance was drafted that requires all rooming and boarding houses, including fraternities and sororities, to obtain Special Use only in multi-family dwelling districts. Since the adoption of Ordinance No. O-9697-6, all quasi-unit quarters, which include sororities and fraternities, must acquire Special Use. This type of Special Use can be obtained only in the RM-2, Low Density Apartment Dwelling and R-3, Multi-Family Dwelling District, and in RM-6, Medium Density Apartment District.

Because the sorority intends expansion in the future for a building addition of 3,600 square feet for a chapter room and living area they will be required to have the Special Use.

ALTERNATIVES/ISSUES:

IMPACTS: The sorority will not create any adverse impact to the surrounding area; this area has been established as 'Greek Row' and evolved as the University of Oklahoma expanded. This sorority is directly abutting university housing to the east and sororities and fraternities are to the north, south and west.

OTHER AGENCY COMMENTS:

PARK BOARD: Parkland dedication is not required as part of this project.

PUBLIC WORKS: The site is platted and public infrastructure is in place.

PREDEVELOPMENT: PD14-35 held on November 20, 2014

There were no neighbors in attendance for the Predevelopment meeting.

STAFF RECOMMENDATION: Staff recognizes that this sorority has been long established at their current location and for future expansion or reconfiguration of the sorority house the use is required to be in conformity. Therefore, staff recommends approval of the Special Use, Ordinance No. O-1415-26. Planning Commission, at their meeting of December 11, 2014, recommended adoption of this ordinance by a vote of 8-0.