



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: O-1415-25

File ID: O-1415-25

Type: Zoning Ordinance

Status: Non-Consent Items

Version: 1

Reference: Item 28

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 11/19/2014

File Name: Alpha Gamma Delta Special Use

Final Action:

Title: CONSIDERATION OF ORDINANCE O-1415-25 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 REMOVE LOTS 31-40, BLOCK 8, PARSONS ADDITION TO NORMAN,
CLEVELAND COUNTY, OKLAHOMA, FROM THE R-2, TWO-FAMILY DWELLING
DISTRICT, AND PLACE THE SAME IN THE RM-2, LOW DENSITY APARTMENT
DISTRICT WITH SPECIAL USE FOR A FRATERNITY OR SORORITY HOUSE, OF SAID
CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (920 CHAUTAUQUA
AVENUE)

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance O-1415-25 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance O-1415-25 upon Final Reading as a whole.

ACTION TAKEN: _____

Agenda Date: 01/13/2015

Agenda Number: 28

Attachments: O-1415-25, Location Map, Staff Report, Site Plan,
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 Gordon, 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-1415-25

Body

SYNOPSIS: Alpha Gamma Delta Chapter is requesting to rezone from R-2, Two-Family Dwelling District to RM-2, Low Density Apartment District with Special Use for a Sorority. The sorority house experienced a fire in the last year and they are taking this opportunity to completely remodel the interior, build an addition, and reconfigure the parking lot. The addition will consist of a 1,700 square foot chapter room and a 270 square foot storage area. Currently, the parking spaces do not meet the requirement of one space per accommodation; there are currently 62 parking spaces. The expanded parking lot will contain 72 spaces; there are approximately 70 beds and one house mother so the parking expansion will meet the required parking.

ANALYSIS: The sorority is requesting to expand, therefore rezoning with the Special Use is required to bring the sorority house into zoning conformance.

The Upsilon Chapter of Alpha Gamma Delta was established in 1919 at the University of Oklahoma. The sorority has been at this location for over a half of century. Alpha Gamma Delta originally occupied 930 Chautauqua and requested to expand the building in 1968. Another sorority occupied the residence directly north at 920 Chautauqua, the intent was to first expand the residence at 930 Chautauqua then demolish the residence at 920 Chautauqua to expand and accommodate parking. Since then Alpha Gamma Delta has occupied 930 Chautauqua; the structure was built at 930 Chautauqua and 920 Chautauqua is now a parking lot.

This block was initially zoned R-2, Two-Family Dwelling District when the City of Norman first adopted the Zoning Ordinance on July 13, 1954. On February 8, 1968 the Alpha Gamma Delta Chairman requested to rezone from R-2, Two-Family Dwelling District, to R-2 with Permissive Use for a sorority. Ordinance No. 2034 passed City Council on February 27, 1968 and the Permissive Use for the sorority was granted.

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 O-9697-6 all quasi-unit quarters, which include sororities and fraternities, must acquire Special Use. This 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.

Staff recommends rezoning to RM-2, Low Density Apartment District with Special Use which is the most compatible and lowest zoning that will allow a sorority. The surrounding neighborhood has long been established as one of the first university neighborhoods because of the close proximity to campus, which is two blocks away. This neighborhood grew around the University of Oklahoma and has evolved into various residential styles to accommodate student life as well as family life; sororities, fraternities, single-family homes and two-family dwellings have co-existed in this neighborhood for over a half-century.

ALTERNATIVES/ISSUES

IMPACTS: The sorority is expanding parking to accommodate the number of beds, which will reduce the amount of on street parking in the neighborhood. In fact, the parking lot expansion will allow two on-street parallel parking spaces on the west side of Chautauqua directly in front of the sorority to be eliminated. Because the sorority has long been established in the neighborhood staff does not believe the rezoning and Special Use will negatively impact the surrounding neighborhood.

OTHER AGENCY COMMENTS

PARK BOARD: Park land dedication is not required for this project.

PUBLIC WORKS: The parcels are platted as part of Parsons Addition lots 31-40, and all public infrastructure is in place.

PREDEVELOPMENT: PD14-34 held on November 20, 2014

There were no neighbors in attendance for the Predevelopment meeting.

BOARD OF ADJUSTMENT: The Board of Adjustment heard a request for a Variance for this application on December 10, 2014. The variance application is to the five-foot landscape strip on the north side of the property and increased lot coverage. Board of Adjustment approved the applicants request for variance.

STAFF RECOMMENDATION: Staff recognizes that the sorority has been part of the OU campus for almost 100 years and that this location has been the home to the sorority for at least a half century. Staff recommends approval of Ordinance O-1415-25. Planning Commission, at their meeting of December 11, 2014, recommended adoption of this ordinance by a vote of 8-0.