
ORDINANCE NO. O-1920-37

ITEM NO. 7

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Alpha Omicron Facility Corporation of Kappa Alpha Theta Sorority
REQUESTED ACTION	Rezoning to RM-2, Low Density Apartment District with Special Use for an Off-Street Parking Lot
EXISTING ZONING	R-2, Two-Family Dwelling District
SURROUNDING ZONING	North: OU, Unclassified East: R-3, Multi-Family Dwelling District South: R-2, Two-Family Dwelling District West: R-2, Two-Family Dwelling District with Permissive Use for a Sorority
LOCATION	748 College Avenue
SIZE	0.33 acres, more or less
PURPOSE	Off-Street Parking Lot
EXISTING LAND USE	Single Family House
SURROUNDING LAND USE	North: OU property East: Sorority and Fraternity Houses South: Single Family Houses West: Sorority House
LAND USE PLAN DESIGNATION	High Density Residential
GROWTH AREA DESIGNATION	Current Urban Service Area

SYNOPSIS: The applicant is requesting to rezone from R-2, Two-Family Dwelling District to RM-2, Low Density Apartment District with Special Use for an off-street parking lot to be used as open space for vehicular parking, provided that such parking lot is adjacent to the land on which the principal use is located or separated therefrom only by a street or alley if the principal use is in the CO, C-1, C-2, C-3, I-1, I-2, R-1, R-2 or R-3 Districts.

ANALYSIS: The Kappa Alpha Theta Sorority House is zoned R-2, Two Family Dwelling District and directly abuts this parcel. Therefore, this request meets the requirement of the Special Use criteria for the parking lot.

This area has long been established as fraternity and sorority row; it's one block west of the University of Oklahoma. There have been six zoning amendments approved within one block of this location for fraternity and sorority uses and parking lots over the last 30 years. These amendments are requested when a sorority or fraternity requests to expand or make an addition to the existing structure or add a parking lot.

This request is comparable to the Special Use request approved by City Council in July 2013 for the Delta Gamma House parking lot. Directly across the street from this site, at 739 College Avenue, the Delta Gamma Sorority requested to remove a single family house and build a parking lot.

This neighborhood has evolved around the University of Oklahoma with sororities and fraternities that have been established on the west side of campus for over 80 years. As the University continues to increase student population and more students have vehicles the need for off-street parking continues to be a necessity. Off-street parking availability lessens on-street parking demand where congestion already exists. There are several parking lots within the vicinity that have Special Use accessory to the adjacent sorority or fraternity.

ALTERNATIVES/ISSUES:

IMPACTS This parcel is located one block west of the University of Oklahoma and the entire block consists of sorority and fraternity houses and parking lots, except this parcel; it is the only single family house that remains on the entire block. The entire block east and west of this site is comprised of fraternity and sorority houses with parking lots.

This request should not create a negative impact on surrounding properties; the surrounding properties have the same uses as this request. Providing additional off-street parking should help remove some of the current on-street parking in this neighborhood.

SITE PLAN The site will be developed according to the site plan submitted as part of the Special Use request. The City of Norman does not currently have a tree preservation ordinance, however, the applicant is committed to preserving as many of the old growth trees established on this parcel as shown on the site plan.

The site plan shows the parking lot design and coverage calculations that are in accordance with the area regulations for the RM-2 designation; a new ingress/egress will be off College Avenue and will close the current access on Parsons Street, and the coverage is at the maximum 65%.

OTHER AGENCY COMMENTS:

- **PREDEVELOPMENT PD19-32** **December 19, 2019**

The neighbor's main concerns and applicant responses are as follows:

Would the parking lot have access off College or Parsons?
The parking lot would have access off College.

Why is there a question of building a chapter house versus a parking lot?
It depends which is more cost efficient for the organization.

The neighbors would prefer a chapter house be built rather than a parking lot. They have no issues with either proposal.

- **PUBLIC WORKS**

This parcel is platted as part of Johnson's Addition Block 2 Lots 19-24. All public infrastructure is in place and there are no additional requirements with this proposal.

STAFF RECOMMENDATION: Staff supports this request and recommends approval of Ordinance No. O-1920-37.