



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: O-1920-37

File ID: O-1920-37

Type: Zoning Ordinance

Status: Non-Consent Items

Version: 1

Reference: Item 30

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 01/17/2020

File Name: Kappa Alpha Theta Special Uses

Final Action:

Title: CONSIDERATION OF ORDINANCE O-1920-37 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 TWENTY-ONE (21) THROUGH TWENTY-FOUR (24), IN BLOCK TWO (2) OF JOHNSON'S 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 AN OFF-STREET PARKING LOT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (748 COLLEGE AVENUE)

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance O-1920-37 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance O-1920-37 upon Final Reading as a whole.

ACTION TAKEN: _____

Agenda Date: 03/24/2020

Agenda Number: 30

Attachments: O-1920-37, Location Map, Staff Report, Parking Lot Plan 2-3-20, Pre-Development Summary, Support Map-Letter 2-12-20, 2-13-20 PC Minutes - Kappa Altha Theta Parking Lot

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	02/13/2020	Recommended for Adoption at a subsequent City Council Meeting	City Council	03/10/2020		Pass
	Action Text: A motion was made by Knotts, seconded by Jan, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 3/10/2020. The motion carried by the following vote:						
1	City Council	03/10/2020	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-1920-37

Body

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. Similar conversions to Special Use parking lots have occurred in this area related to sorority or fraternity use.

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. Need for more off-street parking has increased as the University has increased its student population and more students now have vehicles. Off-street parking may serve to lessen on-street parking demand.

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.

Negative impact is not likely to occur due to surrounding properties already having the same uses as this request. A potential positive impact could be relief to on-street parking in this neighborhood.

SITE PLAN The site must 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.

CONCLUSION: City Staff forwards this request and Ordinance O-1920-37 for your consideration.

At the February 13, 2020 meeting, the Planning Commission recommended adoption of Ordinance O-1920-37 by a vote of 7-1.