



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: O-1920-47**

**File ID:** O-1920-47

**Type:** Zoning Ordinance

**Status:** Non-Consent Items

**Version:** 1

**Reference:** Item 34

**In Control:** City Council

**Department:** Planning and  
Community  
Development  
Department

**Cost:**

**File Created:** 03/20/2020

**File Name:** Delta Delta Delta Special Use

**Final Action:**

**Title:** CONSIDERATION OF ORDINANCE O-1920-47 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 NORTHEAST QUARTER OF SECTION SIX (6), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1611 SOUTH COLLEGE AVENUE)

**Notes:** ACTION NEEDED: Motion to adopt or reject Ordinance O-1920-47 upon Second Reading section by section.

ACTION TAKEN: \_\_\_\_\_

ACTION NEEDED: Motion to adopt or reject Ordinance O-1920-47 upon Final Reading as a whole.

ACTION TAKEN: \_\_\_\_\_

**Agenda Date:** 06/23/2020

**Agenda Number:** 34

**Attachments:** O-1920-47, Location Map, Staff Report, Site Plan, Pre-Development Summary, 5-14-20 PC Minutes

**Project Manager:** Lora Hoggatt, Planner

**Entered by:** rone.tromble@normanok.gov

**Effective Date:**

### History of Legislative File

| Ver-<br>sion: | Acting Body:   | Date:      | Action:   | Sent To:     | Due Date:  | Return<br>Date: | Result: |
|---------------|--|------------|---|--------------|------------|-----------------|---------|
| 1             | Planning Commission  | 05/14/2020 | Recommended for Adoption at a subsequent City Council Meeting | City Council | 06/09/2020 |                 | Pass    |
|               | <b>Action Text:</b> A motion was made by Boeck, seconded by Knotts, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 6/9/2020. The motion carried by the following vote: |            |   |              |            |                 |         |
| 1             | City Council   | 06/09/2020 | Introduced and adopted on First Reading by title only         |              |            |                 | Pass    |
|               | <b>Action Text:</b> That this Zoning Ordinance be Introduced and adopted on First Reading by title only. by consent roll call  |            |   |              |            |                 |         |

**Text of Legislative File O-1920-47**

Body

**SYNOPSIS:** The applicant, Delta Delta Delta, 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:** The current site located at 1611 S. College Avenue 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 requiring all rooming and boarding houses, including fraternities and sororities, to obtain Special Use 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 plans to expand in the future, a building addition of 2,700 square feet for a storm shelter/study room, new resident rooms, and bathrooms, they will be required to have the Special Use.

**ALTERNATIVES/ISSUES:**

- **IMPACTS** The sorority is not anticipated to 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 surrounded by sororities and fraternities to the north, south, east and west.

**OTHER AGENCY COMMENTS:**

- **PREDEVELOPMENT PD20-07 April 23, 2020**  
No neighbors attended the predevelopment meeting.
- **PUBLIC WORKS**           The infrastructure (water, sewer, sidewalks, public streets) is existing for this site.

**CONCLUSION:** Staff forwards this request and O-1920-47 for your consideration.

Planning Commission, at their meeting of May 14, 2020, unanimously recommended adoption of Ordinance O-1920-47 by a vote of 8-0.