
ORDINANCE NO. O-2021-20

ITEM NO. 7

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Delta Alpha Housing Corporation
REQUESTED ACTION	Special Use for a Fraternity or Sorority House
EXISTING ZONING	R-3, Multi-Family Dwelling District
SURROUNDING ZONING	North: RM-6, Medium Density Apartment District with Special Use East: R-3, Multi-Family Dwelling District South: R-3, Multi-Family Dwelling District West: R-1, Single Family Dwelling District
LOCATION	1320 College Avenue
SIZE	2.36 acres
PURPOSE	Fraternity House
EXISTING LAND USE	High Density Residential
SURROUNDING LAND USE	North: Fraternity/Sorority East: Fraternity/Sorority South: Fraternity/Sorority West: Single Family Neighborhood
LAND USE PLAN DESIGNATION	High Density Residential
GROWTH AREA DESIGNATION	Current Urban Service Area

SYNOPSIS: The applicant, Delta Alpha Housing Corporation, is requesting Special Use for a fraternity house. There was a fraternity house on this lot until it burned down due to a lighting strike back in April 2020. Because the site does not carry the Special Use designation the applicant is required to bring the zoning up to date before rebuilding the site. The parcel is zoned R-3, Multi-Family Dwelling District and Special Use is required in this zoning designation for a fraternity/sorority use.

ANALYSIS: This site, located at 1320 College Avenue, was 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 fraternity was allowed by right.

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 allowed 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 in the RM-2, Low Density Apartment Dwelling, the R-3, Multi-Family Dwelling District and in the RM-6, Medium Density Apartment District.

A Special Use request shall be reviewed and evaluated on the following criteria according to the Zoning Ordinance 22:434.1, Special Uses:

1. Conformance with applicable regulations and standards established by the Zoning Regulations.
2. Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, and access and circulation features.
3. Potentially unfavorable effects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site by a permitted use. (NOTE: Throughout this Section, "Permitted Use" means any use authorized as a matter of right under the applicable zoning district.)
4. Modifications to the site plan which would result in increased compatibility, or would mitigate potentially unfavorable impacts, or would be necessary to conform to applicable regulations and standards and to protect the public health, safety, morals, and general welfare.
5. Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed "Special Use" and other uses authorized and anticipated in the area, considering existing zoning and land uses in the area.
6. That any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed "Special Use" with existing or permitted uses in the surrounding area.

The applicant meets Special Use Criteria and the fraternity is similar in use, density and bulk to the surrounding uses.

ALTERNATIVES/ISSUES:

- **SITE PLAN** The fraternity should not create an adverse impact to the surrounding area; this area has been established as 'Greek Row' and evolved as the University of Oklahoma expanded. This fraternity is surrounded by sororities and fraternities to the

north, south and east; to the west, across Chautauqua Avenue, is a single-family residential neighborhood.

The new building is planned for a two-story-story 21,130 square foot fraternity house.

The proposal is to construct a three-foot masonry wall along the west side of the lot to shield the single-family neighborhood to the west from the car lights.

There will be a new five-foot sidewalk extended from the north along Chautauqua Avenue to Delta Street, and a new five-foot sidewalk will be installed along College Avenue on the east side of the property.

The site will be developed according to the site plan submitted and will be required to meet all development regulations.

OTHER AGENCY COMMENTS:

- **PREDEVELOPMENT** **PD20-22 October 22, 2020**
No neighbors attended the predevelopment meeting.
- **PARK BOARD**
Park land dedication is not required for this project.
- **PUBLIC WORKS**
This is a redevelopment on a platted lot and infrastructure is in place; new sidewalks will be installed per current Subdivision Regulations and ADA requirements.

CONCLUSION: Staff forwards this request and Ordinance No. O-2021-20 for your consideration.