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ORDINANCE NO. O-1920-47

ITEM NO. 9

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**STAFF REPORT**

**GENERAL INFORMATION**

APPLICANT	Theta Gamma Chapter, Delta Delta Delta Housing Corporation
REQUESTED ACTION	Special Use for a Fraternity or Sorority House
EXISTING ZONING	R-3, Multi-Family Dwelling District
SURROUNDING ZONING	North: R-3, Multi-Family Dwelling District East: R-3, Multi-Family Dwelling District South: R-3, Multi-Family Dwelling District West: R-3, Multi-Family Dwelling District
LOCATION	1611 South College Avenue
SIZE	2.7 acres, more or less
PURPOSE	Addition to an existing Sorority House
EXISTING LAND USE	Sorority House
SURROUNDING LAND USE	North: Sorority/Fraternity East: Sorority/Fraternity South: Sorority/Fraternity West: Sorority/Fraternity

**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 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 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 intends expansion in the future for 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 will not 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.