
ORDINANCE NO. O-1819-13

ITEM NO. 8

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Kappa Kappa Gamma
REQUESTED ACTION	Rezoning to RM-2, Low Density Apartment District with Special Use for a Fraternity or Sorority House
EXISTING ZONING	R-2, Two-Family Dwelling District
SURROUNDING ZONING	North: R-3, Multi-Family Dwelling District East: R-3, Multi-Family Dwelling District and R-2, Two-Family Dwelling District South: R-2, Two-Family Dwelling District and OU West: R-2, Two-Family Dwelling District
LOCATION	700 College Avenue
SIZE	0.64 acres, more or less
PURPOSE	Sorority House Expansion
EXISTING LAND USE	Sorority House
SURROUNDING LAND USE	North: Sorority house and parking lot East: Fraternity house and OU South: OU and single family house West: Parking lot and fraternity
LAND USE PLAN DESIGNATION	High Density Residential
GROWTH AREA DESIGNATION	Current Urban Service Area

SYNOPSIS: The Kappa Kappa Gamma Sorority house is proposing an addition to the existing house for common living space and one bedroom. The sorority has been zoned R-2, Two-Family Dwelling District since 1954; a sorority house was allowed by right in R-2, Two-Family Dwelling District at that time.

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.

Since City Council adopted Ordinance No. O-9697-6 all quasi-unit quarters, which include sororities and fraternities, must acquire Special Use. This 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.

Currently, the sorority is a legal non-conforming use; because they are requesting to expand they are required to bring the zoning designation into conformance with the current zoning regulations.

ANALYSIS: The house is located a half block west of The University of Oklahoma property on the southwest corner of College Avenue and West Brooks Street. This sorority house has been established at this location for many decades.

The addition will be on both the north and south ends of the house to increase common living space and add one bedroom and remodel the existing kitchen and bathrooms. All setbacks, coverage and parking requirements will be met.

Currently there are 91 beds and with the addition of one bedroom with one bed there will be 92 beds; each bed requires one parking space and there are 108 parking spaces available, therefore the parking requirement is exceeded; there are 72 spaces on-site with 36 spaces across Brooks Street to the north.

ALTERNATIVES/ISSUES:

- **IMPACTS** This area of Norman has been established with fraternities and sororities for decades; from Elm Street going west to Chautauqua Avenue between Parsons Street to the south and West Brooks Street to the north are all fraternity and sorority houses except one single family house at the northwest corner of Parsons Street and College Avenue.

This neighborhood developed around the University of Oklahoma and has evolved into various residential styles to accommodate student life as well as family life; sororities, fraternities, single-family homes and two-family dwellings have co-existed in this neighborhood for over almost three-quarters of a century. There will be no negative impacts associated with this request.

OTHER AGENCY COMMENTS

- **PREDEVELOPMENT_PD18-15** **September 27, 2018**
No neighbors attended the meeting.
- **PARK BOARD** Parkland dedication is not required for this request.
- **PUBLIC WORKS** All infrastructure is in place and the lots were platted as part of Johnson's Addition in May 1921.

STAFF RECOMMENDATION:

Staff supports and recommends approval of Ordinance No. O-1819-13.