



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: O-1819-13

File ID: O-1819-13

Type: Zoning Ordinance

Status: Non-Consent Items

Version: 1

Reference: Item 35

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 09/17/2018

File Name: Kappa Kappa Gamma Special Use

Final Action:

Title: CONSIDERATION OF ORDINANCE O-1819-13 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 PART OF BLOCK TWO, JOHNSON 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, OF SAID CITY AND TO GRANT SPECIAL USE FOR A FRATERNITY OR SORORITY HOUSE; AND PROVIDING FOR THE SEVERABILITY THEREOF. (700 COLLEGE AVENUE)

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance O-1819-13 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance O-1819-13 upon Final Reading as a whole.

ACTION TAKEN: _____

Agenda Date: 12/11/2018

Agenda Number: 35

Attachments: O-1819-13, Location Map, Staff Report, Site Plan,
Pre-Development Summary, 11-8-18 PC Minutes
Excerpt

Project Manager: Janay Greenlee, Park 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	10/11/2018					

1	Planning Commission	11/08/2018	Recommended for Adoption at a subsequent City Council Meeting	City Council	11/27/2018	Pass
1	City Council	11/27/2018	Introduced and adopted on First Reading by title only			Pass

Text of Legislative File O-1819-13

Body

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 several decades.

The addition will be on both the north and south ends of the house, the proposal is 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, with the addition of one bedroom there will be 92 beds; each bed requires one parking space. There are 108 parking spaces available for the house; 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 and West Brooks Street there are 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 evolved into various residential styles to accommodate student life as well as family life. 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 O-1819-13. Planning Commission, at their meeting of November 8, 2018, recommended adoption of Ordinance O-1819-13 by a vote of 6-0.