

845 CHAUTAUQUA AVENUE

A Simple Planned Unit Development
Norman, OK

Applicant:
Kappa Alpha Theta

Prepared by:

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410 N. Walnut Avenue, Suite 200
Oklahoma City, OK 73104

And

Rieger Law Group, PLLC
136 Thompson Drive
Norman, Oklahoma 73069

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1. PROPERTY DESCRIPTION

The Kappa Alpha Theta parcel is a 1.20-acre student housing development located at 845 Chautauqua Avenue. The property is located in the Johnson's Addition, approximately 400 feet west of the University of Oklahoma's campus. The property is surrounded by single-family homes, fraternal organizations, and the University of Oklahoma Accessibility and Disability Resource Center.

The property currently is the 3-story Kappa Alpha Theta Sorority House with parking lots directly to the north and east of the building. The property is not within the 100-year floodplain.

Legal Description: ALL OF LOTS TWENTY-ONE (21) TO THIRTY-SIX (36), INCLUSIVE, IN BLOCK TWO (2), OF JOHNSON'S ADDITION, TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

Existing Zoning: Current zoning is R-2, Two-Family Dwelling District, with special permit for Off-Street Parking, and RM-2, Low-Density Apartment District, with special permit for Off-Street Parking.

Comprehensive Plan: The property is currently designated as High Density Residential in the NORMAN 2025 Land Use Plan. An amendment to the Land Use Plan is not necessary as part of this request.

2. DEVELOPMENT CONCEPT

Founded in 1870, Kappa Alpha Theta (Theta) is the first Greek-letter Fraternity for women, and its founders were among the first women to be admitted as full college students. The Alpha Omicron Chapter of Kappa Alpha Theta was installed at the University of Oklahoma in 1909, and has notable alumni including Mary McDougal Axelson, Ronnie Claire Edwards, and Lucia Loomis Ferguson. Theta continues to be a leading women's organization, providing growth opportunities for young women that promote academic excellence and the widest influence for good. As part of Theta's mission, the sorority strives to provide and maintain safe, competitive, and desirable housing to enhance the sisterhood of its members; foster affinity of alumnae; and support the health, heritage and future of its college chapters.

Theta's existing housing near the University of Oklahoma is located at 845 Chautauqua Avenue. The 3-story building includes bedrooms, a kitchen, laundry facilities, offices, study rooms, and living space. Parking also exists to the north and east of the building. In 2020, Theta purchased the lot directly to the east which is currently vacant. Theta proposes to combine all lots into a singular parcel to facilitate a cohesive development through this SPUD application.

Theta proposes an addition to and remodel of the existing building. The addition is proposed to the north, including a new multi-purpose room, ADA-accessible suite, storage, an additional kitchen, and additional bathrooms. The addition is planned to remove existing parking to the north. Theta proposes a parking lot in the vacant lot to the east to make up for this loss of parking.

A site plan depicting the site layout and design features is provided as Exhibit "A": Site Plan. This SPUD shall be developed in accordance with the City of Norman Zoning Ordinance and the use and development regulations of the R-3, Multi-Family Dwelling District, except as otherwise specified herein to accommodate for the unique conditions of the site.

See Exhibit "A": Site Plan

3. DEVELOPMENT STANDARDS

3.A. Development Standards Matrix: The subject property shall be developed in accordance with the below use and development regulations to accommodate for unique site conditions. These regulations are intended to closely follow those found in the R-3, Multi-Family Dwelling District:

| | |
|---|---|
| Net Land Area: | 1.20 acres / 52,272 sq. ft. |
| Permitted Uses (See Exhibit “D” for complete list): | <ul style="list-style-type: none"> • Retaining the property’s existing allowable uses, including the following: <ul style="list-style-type: none"> ○ Fraternity or sorority house; ○ Off-street parking lot to be used as open space for vehicular parking, provided that such parking lot is on or adjacent to the land on which the principal use is located; ○ Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot. |
| Minimum Width: | There shall be no minimum lot width. |
| Minimum Building Setbacks: | Setback requirements shall be the following for the lot line(s) adjacent to: <ul style="list-style-type: none"> • Chautauqua Avenue: 30 feet (Per the platted build line); • College Avenue: 30 feet (Per the platted build line); • Parsons Street: 15 feet; • All other lot lines: 10 feet. |
| Maximum Height: | No building shall exceed 50 feet in height. |
| Building Coverage: | Main and accessory buildings shall not cover more than 50% of the lot area. |
| Impervious Coverage: | Total impervious area for the entire development area, including all buildings and permanently paved areas, shall not cover more than 75% of the lot. |
| Landscaping Requirements: | Landscaping shall be provided in accordance with Exhibit “C”: Landscape Plan. |

3.B. Parking and Loading Requirements: Parking shall be developed in general compliance with the parking layout shown on Exhibit "A": Site Plan, subject to changes allowed by Chapter 36-510(k). The Property shall comply with Norman's applicable parking ordinances, as amended from time to time, except as specified herein:

- Parallel parking spaces shall be permitted with dimensions of 9' by 23'.
- The Property shall not be required to have any additional parking over and beyond what is shown on the Site Plan.

See Exhibit "A": Site Plan

3.C. Sanitation: Trash dumpsters will be located as depicted on the Site Plan or in locations as modified or approved by the City of Norman.

3.D. Exterior Building Materials: Exterior building materials shall be in conformance with the requirements outlined in the City of Norman Zoning Ordinance, Chapter 36-547 (Exterior Appearance), as amended from time to time.

3.E. Signage: All signs shall comply with the requirements outlined in the City of Norman Sign Code per the Medium Density Residential Sign Standards, as amended from time to time, except as specified herein:

- One (1) sign shall be allowed on the masonry fence in front of the existing build line along Chautauqua Avenue. Said sign shall have no minimum height requirements.
- A total of two (2) signs per street frontage shall be permitted.

3.F. Landscaping/Tree Preservation: Landscaping shall be provided in accordance with Exhibit "C": Landscape Plan, subject to changes allowed by Chapter 36-510(k).

See Exhibit "C": Landscape Plan

3.G. Lighting: All exterior lighting shall be installed in conformance with the City of Norman's Commercial Outdoor Lighting Standards, as amended from time to time, except that ornamental lanterns shall be allowed on top of the proposed masonry wall along Chautauqua Avenue. Existing outdoor lighting present at the time of adoption of this SPUD shall not be required to meet requirements specified in the City of Norman's Commercial Outdoor Lighting Standards.

3.H. Open Space: The portions of the property planned for open space are depicted in the Open Space Plan. The Open Space Plan attributes approximately 30% of the property as open space.

See Exhibit "B": Open Space Plan

3.I. Fencing and Screening: All fencing and screening shall comply with the requirements outlined in the City of Norman's Zoning Ordinance, Chapter 36-552 (Fencing, Walls, and Screening), as amended from time to time, subject to changes allowed by Chapter 36-510(k). The Applicant will install a low-level brick, masonry, or similar wall, not to exceed four feet (4') in height along the southeast corner of the new parking lot.

4. ACCESS, DRAINAGE, UTILITIES AND FIRE PROTECTION

4.A. Vehicular Access and Circulation: As indicated in the Site Plan (Exhibit “A”), existing access to the site will continue to be provided off Chautauqua Avenue and Parsons Street. Additional access will be provided along Parsons Street and College Avenue. The following changes shall be made to access and circulation throughout the site:

- The southern access drive along Chautauqua Avenue shall be removed to accommodate the new building addition.
- Existing access along Parsons Street shall continue to be one-way exit only. Existing parking to the east of the building will be removed and parallel parking spaces will be provided.
- The existing curb cut along Parsons Street previously serving the residence at 748 College Avenue shall be improved to provide two-way access to the proposed parking lot.
- An additional two-way access drive shall be provided along College Avenue for access to the proposed parking lot.

All improvements to the site shall be in accordance with City of Norman requirements except as otherwise specified.

See Exhibit “A”: Site Plan

4.B. Fire Protection Services: Fire protection services will be provided by the City of Norman Fire Department and by the applicant as such are required by applicable City of Norman’s codes, ordinances, and regulations.

EXHIBIT A – SITE PLAN

Full Size Plan Submitted to City Staff

GENERAL SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL MUNICIPAL REGULATIONS AND ORDINANCES APPLICABLE TO THIS PROJECT.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY ORDINANCES.
3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES. ALL WORK SHALL BE SUBJECT TO ALL APPLICABLE CITY ORDINANCES, DEPARTMENT ORDINANCES AND ALL CITY ORDINANCES. ALL WORK SHALL BE IN ACCORDANCE WITH ALL CITY ORDINANCES.
4. NOTES TO INDICATE PLANS FOR GRADE, TREES, AND PLANTED MATERIALS.
5. ALL DIMENSIONS AND COORDINATES ARE FROM FACE OF CURB UNLESS SHOWN OTHERWISE.
6. SEE 1 OF UNLESS OTHERWISE INDICATED.

| EXISTING PARKING | | PROPOSED PARKING | |
|-------------------------------|-----------|-------------------------------|-----------|
| STANDARD | 88 | STANDARD | 88 |
| ACCESSIBLE | 4 | ACCESSIBLE | 4 |
| NEW ACCESSIBLE | 0 | NEW ACCESSIBLE | 0 |
| TOTAL PROPOSED PARKING | 92 | TOTAL PROPOSED PARKING | 92 |

CAUTION
 NOTE TO THE CONTRACTOR:
 THIS CONTRACTOR IS RESPONSIBLY FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHARLOTTE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHARLOTTE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHARLOTTE.

GH2 ARCHITECTS

KAPPA ALPHA THETA - RENOVATION & ADDITION
 815 CHAUTAUQUA AVENUE, CHARLOTTE, NC 28202
 GH2 ARCHITECTS

Site Plan

EXHIBIT B – OPEN SPACE PLAN
Full Size Plan Submitted to City Staff

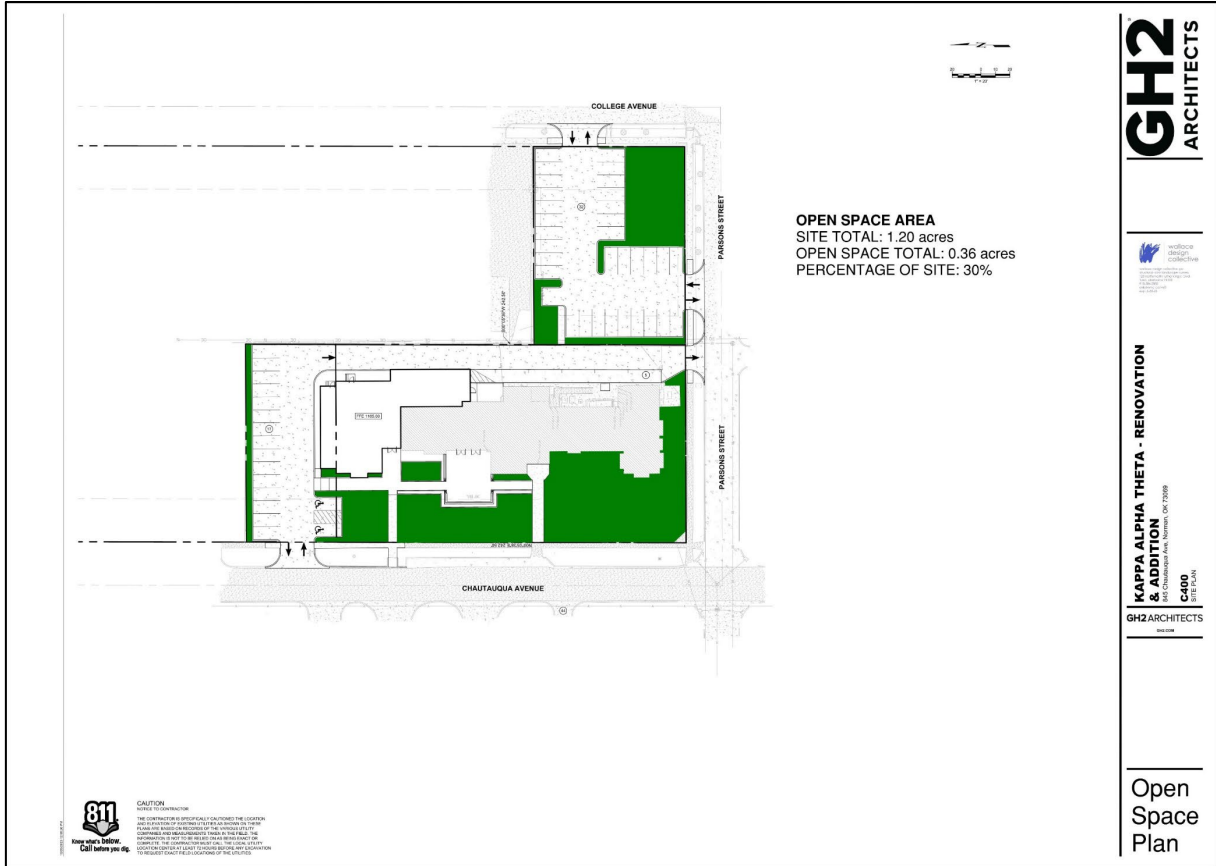


EXHIBIT C – LANDSCAPE PLAN
Full Size Plan Submitted to City Staff

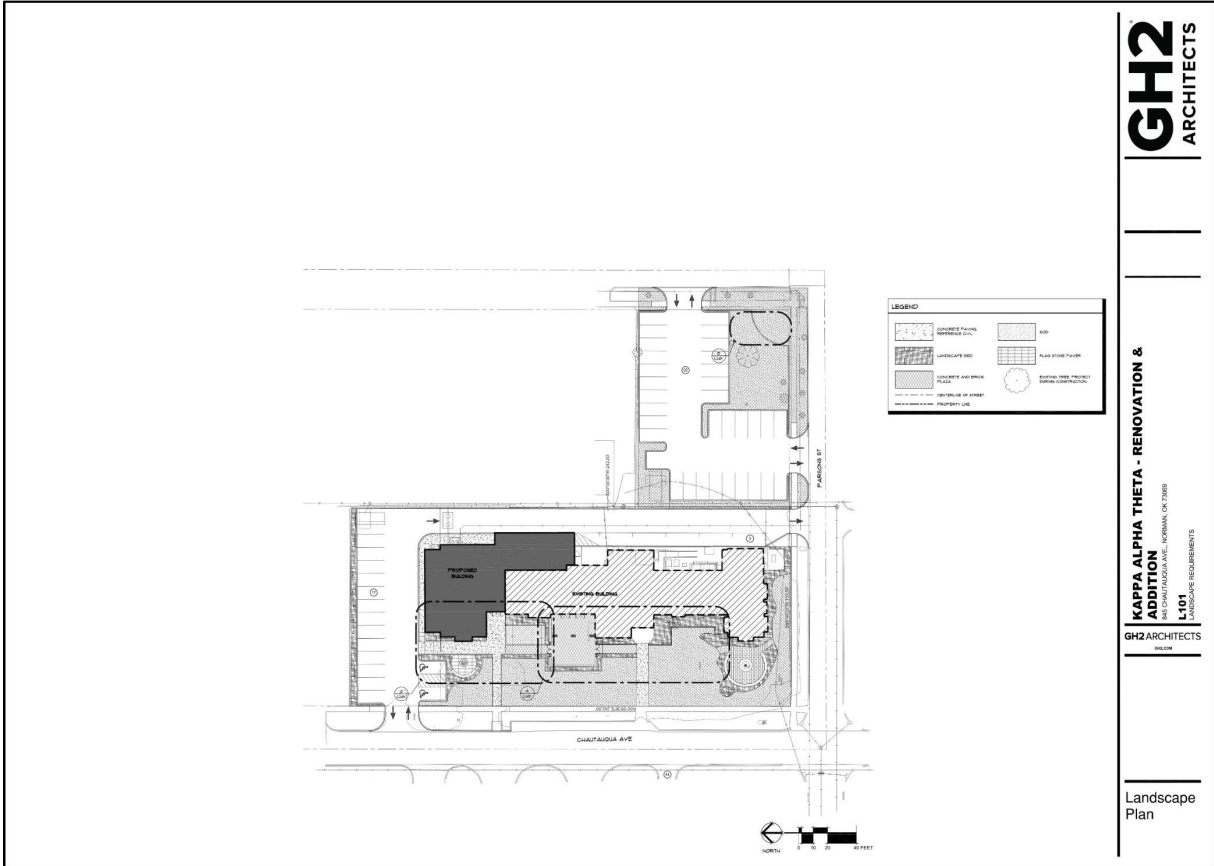


EXHIBIT D – Permitted Uses

- Fraternity or sorority house.
- Single-family dwelling.
- Two-family dwelling (duplex).
- Single-family dwelling and a garage apartment.
- Family day care home.
- General purpose farm or garden.
- Home occupation.
- Municipal recreation or water supply.
- Off-street parking lot to be used as open space for vehicular parking, provided that such parking lot is on or adjacent to the land on which the principal use is located.
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.