



The City of NORMAN

201 West Gray A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-307-7112

CASE NUMBER: PD21-01
APPLICANT: Alpha Chi Omega Housing Corp.
Psi Chapter of Alpha Chi Omega
DATE: January 7, 2021
LOCATION: 1115 College Avenue
WARD: 7
TO: Interested Neighbors
FROM: City of Norman Department of Planning and Community Development
SUBJECT: Pre-Development Discussion of a Special Use for a Sorority House and Parking

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a Special Use for a new sorority house and on-grade parking for Alpha Chi Omega sorority. This property is currently zoned R-3, Multi-Family Dwelling District.

Please join us for a Pre-Development discussion of this proposal on **Thursday, January 28, 2021 from 5:30 p.m. until 6:00 p.m.** The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office. ***This meeting will be held via ZOOM video conference due to COVID-19. Although Conference Room D will be open, there is limited seating, and we would strongly recommend that you attend via ZOOM if at all possible to ensure your safety, as well as the safety of participants who cannot attend virtually, and staff. If you would like to participate in the ZOOM meeting, please email us at Current.Planning@NormanOK.gov prior to noon on January 28 and we will send you the link to access the meeting.***

This applicant has filed a concurrent application for Planning Commission consideration of this project at their February 11, 2021 meeting. You will also be receiving notice of that meeting in the near future.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern.

If you have questions about the proposal, please call the contact person, Teresa Odonnell, (918) 645-3010 during business hours. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP





Application for Pre-Development Informational Meeting

Case No. PD 21-01

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER Alpha Chi Omega Housing Corporation Psi Chapter of Alpha Chi Omega	ADDRESS 1115 College Avenue Norman, Oklahoma 73072
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EMAIL ADDRESS teresa_odonnell84@yahoo.com rstauder@cox.net * mathews@bockus-payne.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) President Teresa Odonnell (918) 645-3010 Treasurer Sheffra Stauder (918) 693-5662 BEST TIME TO CALL: * Architect Mathew Siebert (405)842-0858
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Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located at 1115 College Avenue, Norman, Oklahoma 73072

Legal Description Attached.

and containing approximately 1.2863 **acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.**

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

A new sorority house and on-grade parking for the Alpha Chi Omega sorority. The property and existing occupied sorority house is currently owned by the AXO Housing Corporation.

OFFICE USE ONLY

This proposed development will necessitate (check all that apply):

2025 Plan Amendment Growth Boundary
 Land Use
 Transportation
 Rezoning to _____ District(s)
 Special Use for Sorority or Fraternity
 Preliminary Plat _____ (Plat Name)
 Norman Rural Certificate of Survey (COS)
 Commercial Communication Tower

Items submitted:

Deed or Legal Description
 Radius Map
 Certified Ownership List
 Written description of project
 Preliminary Development Map
 Greenbelt Enhancement Statement
 Filing fee of \$125.00

Current Zoning: R-3

Current Plan Designation: High Density Res.

Concurrent Planning Commission Review Requested:

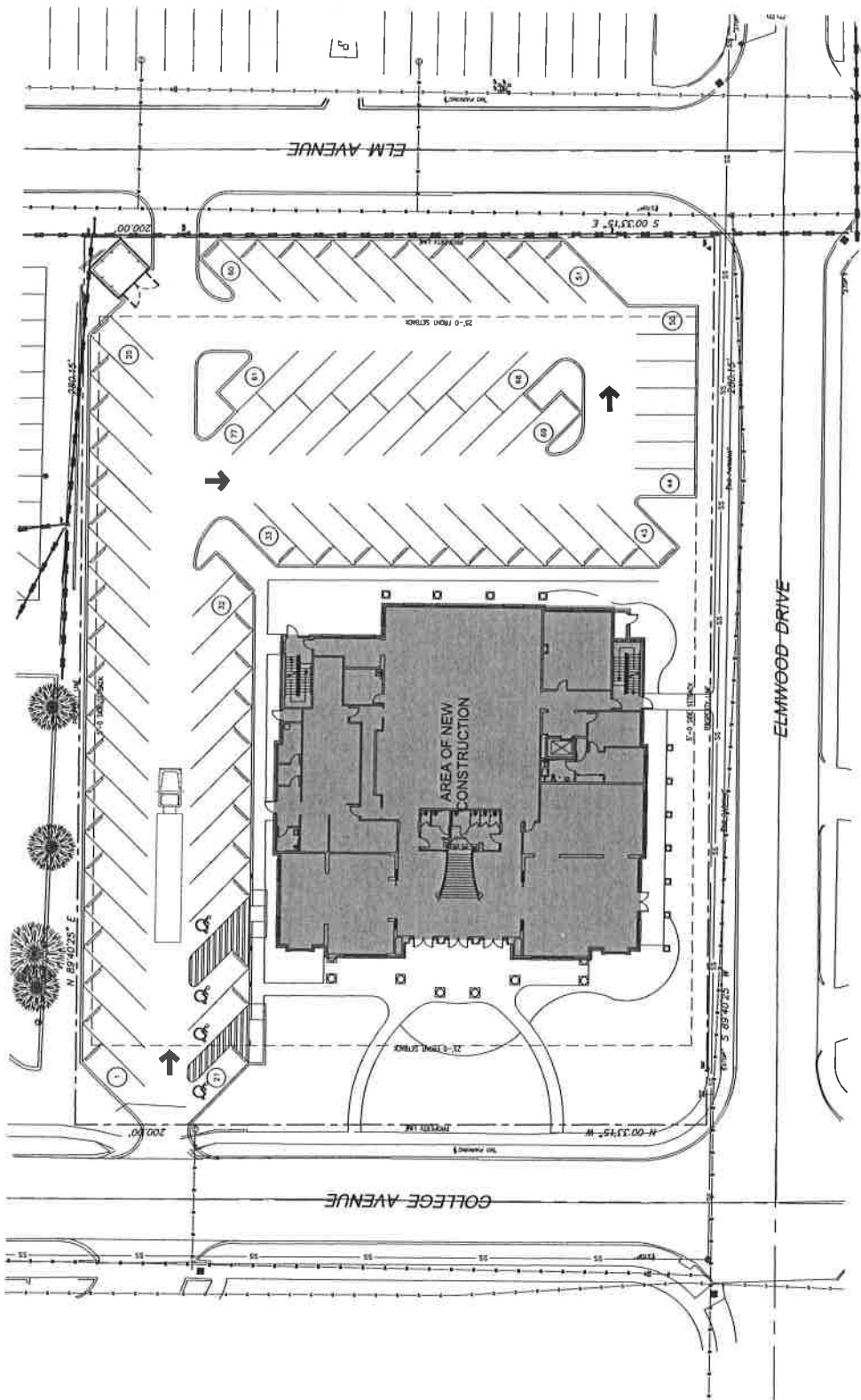
Received on: 12/23/20

at 3 a.m./p.m.

by [Signature]



PRELIMINARY - NOT FOR CONSTRUCTION



ZONING	RT
PARKING	67 PARKING SPOTS REQUIRED 77 PARKING SPOTS PROVIDED
COVERAGE	AT 80% - 1 SPOT PER 600*
TOTAL LOT AREA*	16,931 SQ FT / 1.286 ACRES
IMPERVIOUS AREA*	16,931 SQ FT
PERVIOUS AREA*	43,333 SQ FT
IMPERVIOUS AREA PERCENTAGE*	28.28%
PERVIOUS AREA PERCENTAGE*	71.72%



1. ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"