

# City of Columbia

701 East Broadway, Columbia, Missouri 65201



**Agenda Item Number:** B 188-14

**Department Source:** Community Development - Planning

**To:** City Council

**From:** City Manager & Staff

**Council Meeting Date:** July 7, 2014

**Re:** Alpha Chi Omega C-P Plan - development plan & rezoning requests (Case 14-94)

## Documents Included With This Agenda Item

Council memo, Resolution/ordinance, exhibits to ordinance or resolution

**Supporting documentation includes:** Commission report (including letters from applicant, locator maps, the C-P plan, Design Parameters, Statement of Intent, and letters from adjoining property owners), and meeting excerpts are attached

## Executive Summary

A request by Chi Mu Alumni Association (owner) to rezone 0.27 acres of land from R-3 (Medium Density Multiple-Family District) to C-P (Planned Business District), and to approve a C-P development plan to be known as "Alpha Chi Omega C-P Plan". The subject site is located on the west side of Tiger Avenue, approximately 220 feet south of Rollins Street, and is addressed 809 & 811 Tiger Ave. (Case #14-94)

## Discussion

The applicant is proposing to rezone the subject site to C-P (Planned Business District) and approve a C-P development plan for a 33-space commercial parking lot. The site is currently developed with two single-family homes, which would be demolished to make way for the surface parking lot. The proposed parking is intended to replace an offsite parking area for the members of Alpha Chi Omega sorority. The current offsite parking lot is located on the northeast corner of Rollins and Fifth Streets, 650 feet to the northwest of the subject site. The proposed parking lot is situated approximately 90 feet north of the Alpha Chi Omega sorority house.

The proposed rezoning from R-3 to C-P reflects a need to accommodate additional parking to support unmet demands of Greek Town sorority and fraternity houses whose onsite parking availability typically falls short of current City parking standards. While the R-3 district accommodates parking as an accessory use where it shares a parcel with a principal building, it is not permitted as a stand-alone use (i.e., where no principal structure exists). In lieu of an option to acquire and consolidate land for parking directly adjacent to their sorority house, the applicant is proposing that the subject site be rezoned to C-P, which allows it to be used as a stand-alone commercial parking lot. The associated Statement of Intent also accommodates fraternity houses, apartment houses, dormitories, and parking garages in the event that the site is redeveloped in the future. Given the small scale of the proposed parking lot, and the

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fact that the proposed uses are consistent with surrounding uses and zoning, staff is not opposed to the proposed rezoning.

The applicant is requesting variances from screening and landscaping regulations, which are designed to protect adjacent residentially zoned and used land from aesthetic and privacy concerns that may be associated with commercial parking lots. The proposed variances would apply primarily to the subject site's north and south property lines, where the current adjacent uses are surface parking lots.

The proposed variances are as follows:

- Section 29-17(d)(6): Variance from the 8-foot high and 80% opaque screening requirement where C-P zoned land abuts residentially zoned land.
- Section 29-25(e)(5): Variance from the requirement that paved areas over 1,500 square feet in area and within 50 feet of residential uses or zoning shall be screened to at least 80% opacity between 1-5 feet in height.
- Section 29-30(h)(1): Variance from the requirement that no parking shall be provided within 6 feet of adjoining residentially zoned lots, to allow a zero setback between the proposed parking spaces and the north and south property lines.

At its June 19, 2014 meeting, the Planning and Zoning Commission voted unanimously (8-0) to recommend approval of the requested C-P rezoning and development plan, including all of the above-mentioned variances. Both Commissioners and members of the public acknowledged the need for additional parking in Greek Town, and did not feel that additional screening or landscaping would be appropriate in this situation, particularly since the plan meets minimum pervious area requirements. All who spoke were in favor of the request as submitted, including the proposed variances.

A copy of the Planning and Zoning Commission report, including locator maps, the C-P plan, Statement of Intent, Design Parameters, and meeting excerpts are attached.

## Fiscal Impact

**Short-Term Impact:** No new capital spending is expected within the upcoming 2 years as a result of this proposal.

**Long-Term Impact:** The development/redevelopment of this site may increase demands upon the adjacent streets, sanitary sewers, storm sewers, water and electric supply lines. The costs associated with meeting these demands will be offset by increased property and/or sales tax revenues and user fees.

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## Vision, Strategic & Comprehensive Plan Impact

Vision Impact: N/A

Strategic Plan Impact: N/A

Comprehensive Plan Impact: N/A

## Suggested Council Action

Approval of the C-P rezoning and development plan

## Legislative History

N/A

A handwritten signature in black ink, appearing to be 'J. H. ...', written over a horizontal line.

Department Approved

A handwritten signature in black ink, appearing to be 'Melinda White', written over a horizontal line.

City Manager Approved

Introduced by \_\_\_\_\_

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Ordinance No. \_\_\_\_\_

Council Bill No. B 188-14

**AN ORDINANCE**

rezoning property located on the west side of Tiger Avenue, approximately 220 feet south of Rollins Street (809 and 811 Tiger Avenue), from District R-3 to District C-P (Planned Business District); approving the statement of intent; approving the Alpha Chi Omega C-P Plan; repealing all conflicting ordinances or parts of ordinances; approving less stringent screening, landscaping and parking requirements; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, is amended so that the following property:

A TRACT OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4230, PAGE 141 AND THE TRUSTEE'S DEED RECORDED IN BOOK 4230, PAGE 140, BOTH OF THE RECORDS OF BOONE COUNTY, MISSOURI, BEING A PART OF LOTS 59, 60 AND 61, LAGRANGE PLACE AN ADDITION TO THE CITY OF COLUMBIA, MISSOURI, RECORDED IN PLAT BOOK 2, PAGE 17 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 10 FEET OF LOT 59, ALL OF LOT 60 AND THE NORTH 30 FEET OF LOT 61, ALL IN SAID LAGRANGE PLACE AND CONTAINING 0.28 ACRES.

will be rezoned and become a part of District C-P (Planned Business District) and taken away from District R-3 (Medium Density Multiple-Family Dwelling District). Hereafter the property may be used for the permitted uses set forth in the statement of intent (Exhibit A).

SECTION 2. The City Council hereby approves the terms and conditions contained in the statement of intent dated June 2, 2014, attached hereto as "Exhibit A" and made a part of this ordinance, provided however, such statement of intent shall be amended to limit parking on such lot to non-commercial personal vehicles of residential tenants such as: four-door cars, two-door cars, pick-up trucks, sport utility vehicles, or mini-vans. The

statement of intent shall be binding on the owners until such time as the Council shall release such limitations and conditions on the use of the property.

SECTION 3. The City Council hereby approves the Alpha Chi Omega C-P Plan, as certified and signed by the surveyor on June 3, 2014 and June 12, 2014, for the property referenced in Section 1 above. The Director of Community Development shall use the design parameters set forth substantially in the same form as "Exhibit B," which is attached to and made a part of this ordinance, as guidance when considering any future revisions to the C-P Plan.

SECTION 4. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. The City Council approves less stringent screening and landscaping requirements than those set forth in Section 29-17(d)(6) of the Zoning Regulations so that a landscape screen shall not be required along the north and south property lines.

SECTION 6. The City Council approves less stringent screening and landscaping requirements than those set forth in Section 29-25(e)(5) of the Zoning Regulations so that a landscape screen shall not be required adjacent to the paved areas along the north and south property lines.

SECTION 7. The City Council approves less stringent parking requirements than those set forth in Section 29-30(h)(1) of the Zoning Regulations so that a zero setback shall be allowed along the north and south property lines.

SECTION 8. This ordinance shall be in full force and effect from and after its passage.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

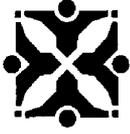
ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor and Presiding Officer

APPROVED AS TO FORM:

\_\_\_\_\_  
City Counselor



**City of Columbia  
Planning Department**

701 E. Broadway, Columbia, MO  
(573) 874-7239 [planning@gocolumbiamo.com](mailto:planning@gocolumbiamo.com)

## Statement of Intent Worksheet

For office use:

Case #: 14-94	Submission Date:	Planner Assigned:
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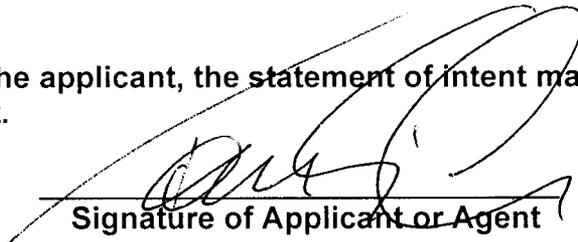
**Please provide the following information, which shall serve as the statement of intent for the proposed planned district zoning:**

1. The uses proposed.  
APARTMENT HOUSES, FRATERNITY & SORORITY HOUSES AND DORMITORIES,  
COMMERCIAL PARKING FOR AUTOMOBILES & LIGHT TRUCKS, AND PARKING GARAGES
2. The maximum gross square feet of building floor area proposed. If **PUD** zoning is requested, indicate type(s) of dwelling units & accessory buildings, and maximum number of dwelling units & development density.  
30,000 SQUARE FEET
3. The maximum building height proposed.  
45 FEET
4. The minimum percentage of the site to be maintained in open space, shown by the percent in landscaping and the percent left in existing vegetation.  
15% MINIMUM LANDSCAPING WITH 0% LEFT IN EXISTING VEGETATION

**The following items only apply to PUD zoning requests:**

5. The total number of parking spaces proposed and the parking ratio per dwelling unit.
6. Any amenities proposed, such as swimming pools, golf courses, tennis courts, hiking trails or club houses.
7. A general description of the plan including minimum lot sizes, if applicable, minimum building setbacks from perimeter and interior streets, other property lines and minimum setbacks between buildings.  
THE MINIMUM SETBACKS SHALL BE 15 FOOT FRONT YARD, 10 FOOT SIDE YARD, AND 10 FOOT REAR YARD

**Note: At the discretion of the applicant, the statement of intent may include other aspects of the proposed development.**

  
Signature of Applicant or Agent

6-2-14  
Date



**City of Columbia  
Planning Department**

701 E. Broadway, Columbia, MO  
(573) 874-7239 [planning@gocolumbiamo.com](mailto:planning@gocolumbiamo.com)

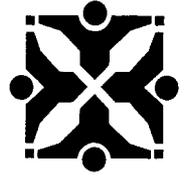
## Design Parameters Worksheet

For office use:

Case #: <i>14-94</i>	Submission Date: <i>5-12-14</i>	Planner Assigned:
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**Please provide the following information:**

1. The minimum distance between any building and any adjacent property line or street right-of-way.  
10 FEET
2. The minimum distance between the edge of any driveway, parking area, loading area, trash storage area and any adjacent property line or street right-of-way.  
0 FEET
3. The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each.  
1 FREESTANDING SIGN WITH A MAXIMUM AREA OF 24 SQUARE FEET AND A MAXIMUM HEIGHT OF 4 FEET
4. The minimum percentage of the site to be maintained in open space shown by the percent in landscaping and the percent left in existing vegetation. (not applicable to **M-R** districts)  
15% MINIMUM LANDSCAPING WITH 0% LEFT IN EXISTING VEGETATION
5. The maximum height and number of light poles and type of fixtures.  
2 LIGHT POLES AT 15 FOOT MAXIMUM HEIGHT WITH SEMI-CUTOFF SHOEBOX FIXTURES BEING INWARD AND DOWNWARD DIRECTED



## SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Commission report (including letters from applicant, locator maps, the C-P plan, Design Parameters, Statement of Intent, and letters from adjoining property owners), and meeting excerpts are attached

**AGENDA REPORT**  
**PLANNING AND ZONING COMMISSION MEETING**  
**June 19, 2014**

**SUMMARY**

A request by Chi Mu Alumni Association (owner) to rezone 0.27 acres of land from R-3 (Medium Density Multiple-Family District) to C-P (Planned Business District), and to approve a C-P development plan to be known as "Alpha Chi Omega C-P Plan". The subject site is located on the west side of Tiger Avenue, approximately 220 feet south of Rollins Street, and is addressed 809 & 811 Tiger Ave. (Case #14-94)

**DISCUSSION**

The applicant is proposing to rezone the subject site to C-P (Planned Business District) and approve a C-P development plan for a 33-space commercial parking lot. The site is currently developed with two single-family homes, which would be demolished to make way for the surface parking lot. The proposed parking is intended to replace an offsite parking area for the members of Alpha Chi Omega sorority. The current offsite parking lot is located on the northeast corner of Rollins and Fifth Streets, 650 feet to the northwest of the subject site. The proposed parking lot is situated approximately 90 feet north of the Alpha Chi Omega sorority house.

The proposed rezoning from R-3 to C-P reflects a need to accommodate additional parking to support unmet demands of Greek Town sorority and fraternity houses whose onsite parking availability typically falls short of current City parking standards. While the R-3 district accommodates parking as an accessory use where it shares a parcel with a principal building, it is not permitted as a stand-alone use (i.e., where no principal structure exists). In lieu of an option to acquire and consolidate land for parking directly adjacent to their sorority house, the applicant is proposing that the subject site be rezoned to C-P, which allows it to be used as a stand-alone commercial parking lot. The associated Statement of Intent also accommodates fraternity houses, apartment houses, dormitories, and parking garages in the event that the site is redeveloped in the future. Given the small scale of the proposed parking lot, and the fact that the proposed uses are consistent with surrounding uses and zoning, staff is not opposed to the proposed rezoning.

The applicant is requesting variances from screening and landscaping regulations, which are designed to protect adjacent residentially zoned and used land from aesthetic and privacy concerns that may be associated with commercial parking lots. The proposed variances would apply primarily to the subject site's north and south property lines, where the current adjacent uses are surface parking lots.

The proposed variances are as follows:

- Section 29-17(d)(6): Variance from the 8-foot high and 80% opaque screening requirement where C-P zoned land abuts residentially zoned land.
- Section 29-25(e)(5): Variance from the requirement that paved areas over 1,500 square feet in area and within 50 feet of residential uses or zoning shall be screened to at least 80% opacity between 1-5 feet in height.
- Section 29-30(h)(1): Variance from the requirement that no parking shall be provided within 6 feet of adjoining residentially zoned lots, to allow a zero setback between the proposed parking spaces and the north and south property lines.

Staff believes that the intent of the above-referenced ordinances is to provide on-site screening and setbacks from not only existing, but also potential residential development on adjoining residentially zoned lots. Staff would support a variance from the 8-foot high C-P screening wall requirement (Sec. 29-17(d)(6)) if the proposed parking lot were limited to allow only residential parking. Staff does not support the requested variances from the parking lot setback and screening standards of Sections 29-25(e)(5) and 29-30(h)(1)), which apply to all residential paved parking areas abutting or on residentially zoned land, as these standards provide screening from views of automobiles and headlights.

The plan meets all C-P development standards, with the exception of the requested variances.

## **RECOMMENDATION**

- Approval of the proposed C-P zoning and associated Statement of Intent (SOI), subject to the SOI being amended to further restrict the “commercial parking for automobiles and light trucks” so that it shall only be used by tenants of residential uses, including apartment houses, fraternity and sorority houses, and dormitories
- Approval of the C-P development plan and Design Parameters subject to the plan being revised to comply with the following prior to being forwarded to Council for introduction:
  1. Approval of a variance from Section 29-17(d)(6), which requires an 8-foot high and 80% opaque screening requirement where C-P zoned land abuts residentially zoned land; and
  2. Denial of the proposed variances from Section 29-25(e)(5) and 29-30(h)(1), which require that no parking be situated within 6 feet of an adjoining residential lot, and paved areas over 1,500 square feet in area and within 50 feet of residential uses or zoning shall be screened to at least 80% opacity between 1-5 feet in height.

**ATTACHMENTS**

- Letters from applicant, including requests for variances
- Locator aerial and topographic maps
- C-P development plan and Design Parameters
- Statement of Intent
- Letters from adjoining property owners

**SITE HISTORY**

<b>Annexation Date</b>	1906
<b>Existing Zoning District(s)</b>	R-3 (Medium Density Multiple-Family Dwelling District)
<b>Land Use Plan Designation</b>	City Center District
<b>Subdivision/Legal Lot Status</b>	Composed of a whole & portions of lots within Lagrange Place

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	0.28 acre
<b>Topography</b>	Flat
<b>Vegetation/Landscaping</b>	Grassed open space with interspersed trees
<b>Watershed/Drainage</b>	Flat Branch Creek
<b>Existing structures</b>	Two single-family homes

**SURROUNDING LAND USES**

<b>Orientation from site</b>	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	R-3 (Medium Density Multiple-Family Dwelling)	Surface parking lot
<b>South</b>	R-3	Surface parking lot
<b>East</b>	N/A	Tiger Avenue
<b>West</b>	R-3	Sorority house

**UTILITIES & SERVICES**

<b>Sanitary Sewer</b>	City Public Works
<b>Water</b>	City Water & Light
<b>Electric</b>	City Water & Light
<b>Fire Protection</b>	Columbia Fire Department

**ACCESS**

<b>Tiger Avenue</b>	East of site
<b>Major Roadway Plan</b>	City-maintained local non-residential street (improved)
<b>CIP Projects</b>	No capital improvements are planned
<b>Sidewalk</b>	In place

**PARKS & RECREATION**

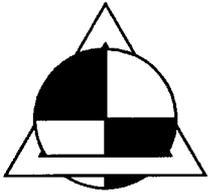
<b>Neighborhood Parks</b>	Grasslands Park is 2,000 feet west of site
<b>Trails Plan</b>	No existing or proposed trails adjacent to site
<b>Bicycle/Pedestrian Plan</b>	No existing or proposed bike/ped facilities adjacent to site

**PUBLIC NOTIFICATION**

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on May 27, 2014.

<b>Public Information Meeting Recap</b>	Number of attendees: Applicant's representatives and Boy Scout Troop #7 Comments/concerns: General questions about project and process
<b>Neighborhood Association(s)</b>	N/A
<b>Correspondence Received</b>	Letters from adjoining property owners

Report prepared by Steve MacIntyre; approved by Patrick Zenner



# ALLSTATE CONSULTANTS

ENGINEERING • PLANNING • SURVEYING • GEOTECHNICAL • INVESTIGATIVE

May 12, 2014

Mr. Tim Teddy  
City of Columbia Community Development Director  
701 East Broadway  
Columbia, MO 65201

Re: C-P Plan and Rezoning for CHI MU Alumni Association

Dear Mr. Teddy;

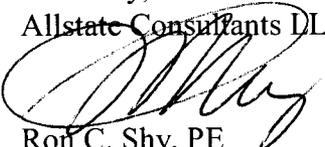
On behalf of CHI MU Alumni Association, the owner of 809 and 811 Tiger Avenue, we are hereby submitting the enclosed request for rezoning from R-3 to C-P and a C-P Plan showing the proposed uses. The Association proposes to raze the existing houses, rezone the property from R-3 to C-P and construct a parking lot upon approval of this request by the City of Columbia. If approved, the CHI MU Alumni Association will transfer ownership of this lot to the Alpha Chi Omega Sorority for their use as student assigned parking. This lot will be much closer to their Sorority house as compared to a lot presently used by the Sorority several blocks away. In addition the proposed parking lot is a transitional use for the Sorority as this lot in the future may be used for construction of an annex for additional students or part of collaboration with neighboring Greek houses to construct a parking garage.

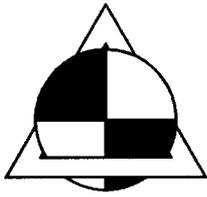
The houses located at 809 and 811 are currently used as rental housing to students. They are estimated to have been built in the 1920's and have been remodeled several times to keep them in rentable condition. There is a need for additional parking in the area and with being able to remove the houses and build a parking lot according to the plan will ease the situation.

Enclosed for your review are the Locator Map, Property Description, Statement of Intent worksheet, 12 full-sized copies of the development plan, Development Plan Checklist, Design Parameters worksheet, Development Review Application, Demolition Permit Application and checks for the appropriate processing and advertising fees.

Thank you for your consideration in this matter. If you have any questions, or need additional information, please feel free to contact me at 875-8799.

Sincerely,  
Allstate Consultants LLC

  
Ron C. Shy, PE



# ALLSTATE CONSULTANTS

ENGINEERING • PLANNING • SURVEYING • GEOTECHNICAL • INVESTIGATIVE

June 4, 2014

Mr. Tim Teddy  
City of Columbia Community Development Director  
701 East Broadway  
Columbia, MO 65201

Re: Revision to the May 12, 2014 Variance Requests for CHI MU Alumni Association

Dear Mr. Teddy;

On behalf of CHI MU Alumni Association, the owner of 809 & 811 Tiger Avenue, we are hereby requesting that the City of Columbia grant a variance to Section 29-30(h)(1) of the Off-Street Parking and Loading Regulations, Section 29-17(d)(6) of the Zoning Regulations for District C-P and Section 29-25(e)(5) of the Zoning Regulations for Screening and Landscaping requirements. The Association proposes to raze the existing houses, rezone the property from R-3 to C-P and construct a parking lot.

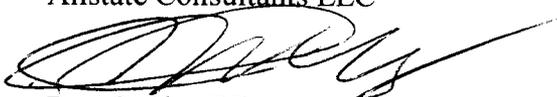
Section 29-30(h)(1) requires a 6' minimum side yard for parking lots abutting residentially zoned land. We are requesting there be no side yard setback requirement for a planned parking lot since the adjacent properties are also used for parking at this time for the surrounding fraternities and sororities.

Section 29-17(d)(6) requires screening of C-P zoned land for residentially zoned land. We are requesting that no screening be required due to the adjacent land being used for parking.

Section 29-25(e)(5) requires screening of paved areas within 50' of a residential use/zoning. We are requesting there be no screening requirement due to the adjacent land being used for parking.

Thank you for your consideration in this matter. If you have any questions, or need additional information, please feel free to contact me at 875-8799.

Sincerely,  
Allstate Consultants LLC



Ron C. Shy, PE



SUBJECT SITE



# 14-94: Alpha Chi Omega C-P Plan Rezoning & Development Plan



Hillshade Data: Boone County GIS Office  
Parcel Data Source: Boone County Assessor  
Imagery: Boone County Assessor's Office, Sanborn Map Company  
Created by The City of Columbia - Community Development Department

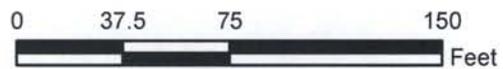


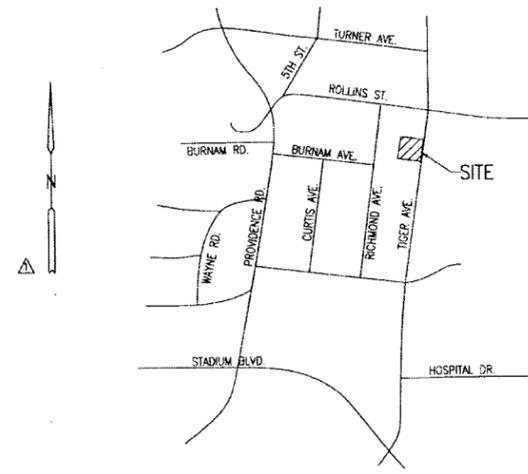


## 14-94: Alpha Chi Omega C-P Plan Rezoning & Development Plan



Hillshade Data: Boone County GIS Office  
Parcel Data Source: Boone County Assessor  
Imagery: Boone County Assessor's Office, Sanborn Map Company  
Created by The City of Columbia - Community Development Department





LOCATION MAP  
(NOT TO SCALE)

**SITE BENCHMARK**  
BENCHMARK IN POWER POLE LOCATED AT THE NORTHEAST CORNER OF THE SITE.  
ELEVATION=734.96

**PARKING INFORMATION**  
VEHICLE SPACES PROVIDED = 33

**OWNER:**  
CHI MU ALIAMI ASSOCIATION  
227 MADISON  
JEFFERSON CITY, MO 65101

**FLOOD PLAIN STATEMENT**  
THIS TRACT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS SHOWN BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 29019C02800, DATED MARCH 17, 2011.

**STREAM BUFFER STATEMENT**  
AS PER U.S.G.S. QUAD MAP "COLUMBIA", THIS PLAN IS NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER REQUIREMENTS OF ARTICLE X ACCORDING TO CHAPTER 12A-232 OF THE CITY OF COLUMBIA'S CODE OF ORDINANCES.

**GENERAL NOTES**

- CONTRACTOR SHALL VERIFY EXISTING CONDITION AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTACT ENGINEER WITH ANY DISCREPANCIES.
- TRACT IS ZONED R-3 (PROPOSED C-P)
- TRACT IS 0.28 ACRES.
- ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
- ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT UNLESS SHOWN OTHERWISE.
- DRIVEWAY APPROACHES ARE TO BE CONSTRUCTED AS PER CITY OF COLUMBIA STANDARDS. ALL CONSTRUCTION ON CITY OF COLUMBIA RIGHTS-OF-WAY SHALL BE AS PER CITY OF COLUMBIA STANDARDS.
- CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE FOLLOWING AGENCIES, AS REQUIRED, IMMEDIATELY PRIOR TO CLOSURE OF STREET, DURING CONSTRUCTION FOR INSPECTIONS AND AGAIN WHEN WORK IS COMPLETE AND STREET IS REOPENED:  
 SITE DEVELOPMENT (ROW INSPECTIONS) 874-7250  
 BUILDING SAFETY (PLUMBING/BLDG. INSPECTIONS) 874-7474  
 JOINT COMMUNICATIONS (EMERGENCY SERVICES) 874-8471  
 COLUMBIA TRANSIT (CITY BUSES) 874-7282  
 PARKING ENFORCEMENT (PARKING METERS) 874-7674  
 PUBLIC WORKS STREET DIV. (STREET PATCHING) 874-6289
- THE OWNER (OR CONTRACTOR) IS REQUIRED TO NOTIFY ADJACENT PROPERTY OWNERS 30 DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- APPROXIMATELY 13,500 SQUARE FEET WILL BE DISTURBED.
- THERE WILL BE NO TOPSOIL STOCKPILE ON THIS SITE.
- ALL WORK SHALL CONFORM THE CONSTRUCTION STANDARDS OF THE CITY OF COLUMBIA, MO.

**LEGEND**

○ IRON PIPE (UNLESS NOTED OTHERWISE)	○ MANHOLE
E EXISTING 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)	○ CLEAN OUT
IP IRON PIPE	○ WATER METER
RE REBAR	○ WATER VALVE
(M) MEASURED DISTANCE	○ FIRE HYDRANT
(REC) RECORDED MEASUREMENT	● POWER POLE
EL CENTERLINE	○ GUY WIRE
CONC. CONCRETE	○ LIGHT POLE
FF FINISHED FLOOR	○ GAS VALVE
LS LANDSCAPING	○ GAS METER
--- FENCE	○ ELECTRIC MANHOLE
--- UT --- UNDERGROUND TELEPHONE	○ SIGN
--- S --- SANITARY SEWER	○ AIR CONDITIONER UNIT
--- W --- WATER LINE	○ DOWNSPOUT
--- G --- GAS LINE	★ CONIFEROUS TREE
--- OE --- OVERHEAD ELECTRIC	○ DECIDUOUS TREE
--- UE --- UNDERGROUND ELECTRIC	○ BUSH
□ CONCRETE	⊕ BENCHMARK
□ ASPHALT	
---700--- EXISTING CONTOURS	
---700--- PROPOSED CONTOURS	
	741.25 TYPICAL SPOT OR PAVEMENT ELEVATION
	740.50 TOP OF CURB ELEVATION
	740.00 CUTTER ELEVATION

**UTILITY COMPANIES**

<b>LOCATES</b>	<b>ELECTRIC</b>
MISSOURI ONE CALL INC. 1022 B NORTHEAST DRIVE JEFFERSON CITY, MO 65109 800-344-7483	JOHN BLAKEMORE CITY OF COLUMBIA WATER & LIGHT DEPARTMENT COLUMBIA, MO 65201 573-874-7325
<b>TELEPHONE</b>	<b>WATER</b>
JEFF CHANDLER CENTURYTEL 625 CHERRY STREET COLUMBIA, MO 65201 573-886-3505	DAVE STORWICK CITY OF COLUMBIA WATER & LIGHT DEPARTMENT COLUMBIA, MO 65201 573-874-7325
<b>NATURAL GAS</b>	<b>SANITARY SEWER</b>
BRUCE DARR AMEREN U.E. 210 ORR STREET COLUMBIA, MO 65201 573-876-3030	STEVE HUNT CITY OF COLUMBIA PUBLIC WORKS DEPARTMENT COLUMBIA, MO 65201 573-874-7250
<b>CABLE TELEVISION</b>	
BOB BONER MEDIACOM 901 NORTH COLLEGE AVENUE COLUMBIA, MO 65202 573-875-2192	

**UTILITY NOTE**

MISSOURI ONE CALL SYSTEM, INC. WAS USED TO LOCATE EXISTING UTILITIES. (1-800-344-7483, SERIAL NO. 123192747 & 123192754). THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED UPON ABOVE GROUND STRUCTURES AND MARKINGS PROVIDED BY OTHERS. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM THE LOCATIONS SHOWN AND ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, THE OFFICES OF THE UTILITY PROVIDERS SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FIELD VERIFICATION.



**PROPERTY DESCRIPTION**

A TRACT OF LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4230, PAGE 141 AND THE TRUSTEE'S DEED RECORDED IN BOOK 4230, PAGE 140, ALL OF THE RECORDS OF BOONE COUNTY, MISSOURI, BEING A PART OF LOTS 59, 60 AND 61, LAGRANGE PLACE AN ADDITION TO THE CITY OF COLUMBIA, MISSOURI, RECORDED IN PLAT BOOK 2, PAGE 17 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
  
LOT 60, THE SOUTH 10 FEET OF LOT 59 AND THE NORTH 30 FEET OF LOT 61 ALL IN LAGRANGE PLACE AN ADDITION TO THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI AND CONTAINING 12,000 SQUARE FEET (0.28 ACRES).

**INDEX OF SHEETS**

- SHEET 1 - COVER SHEET
- SHEET 2 - DEMOLITION PLAN
- SHEET 3 - SITE PLAN
- SHEET 4 - GRADING AND EROSION CONTROL PLAN
- SHEET 5 - LANDSCAPE PLAN

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS DAY OF \_\_\_\_\_, 2014.  
  
DR. RAMAN PURI, CHAIRPERSON  
  
APPROVED BY THE COLUMBIA CITY COUNCIL THIS DAY OF \_\_\_\_\_, 2014.  
  
ROBERT McDAVID, MAYOR SHEELA AMIN, CITY CLERK

COVER SHEET  
ALPHA CHI OMEGA  
C-P PLAN  
COLUMBIA, MO

REVISED:  
6-5-2014



**ALLSTATE CONSULTANTS**  
112 LELAND INDUSTRIAL BLVD  
COLUMBIA, MO 65201  
(573) 875-8799  
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SEAL OF THIS DRAWING IN ANY NUMBER IS VOID WITHOUT THE SIGNATURE OF THE REGISTERED PROFESSIONAL ENGINEER OF ALLSTATE CONSULTANTS, LLC

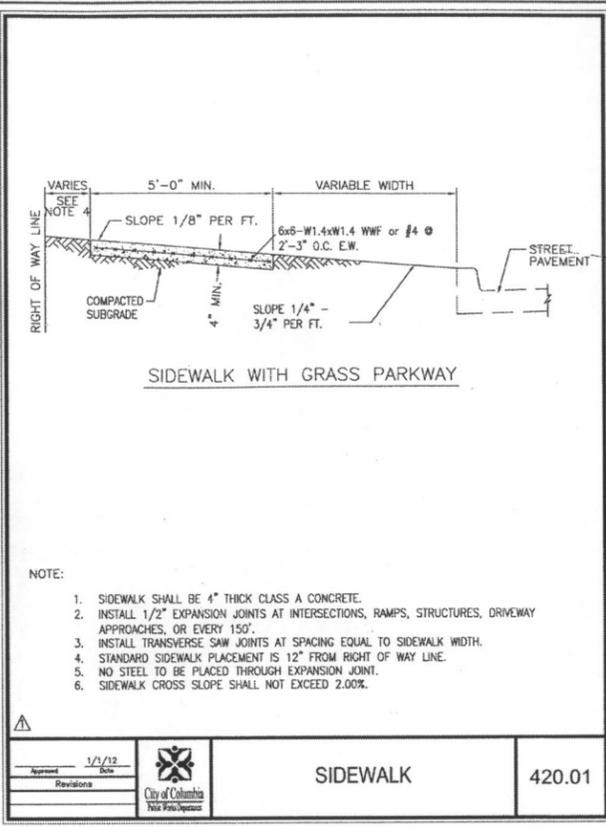
DATE  
5-12-2014

JOB NUMBER  
13272.01

SCALE  
1" = 10'

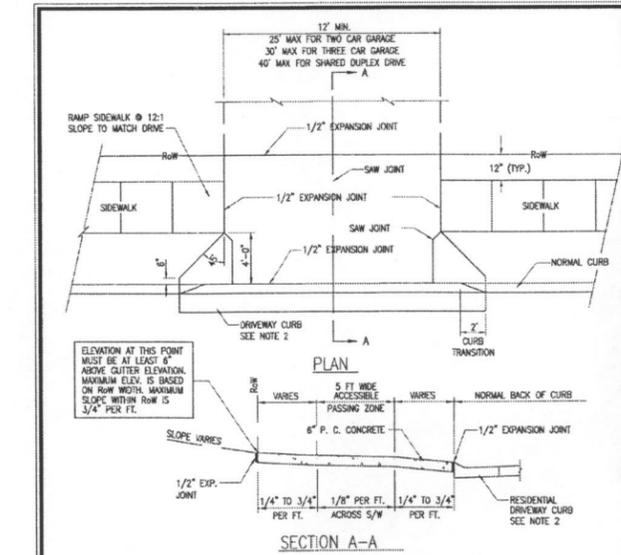
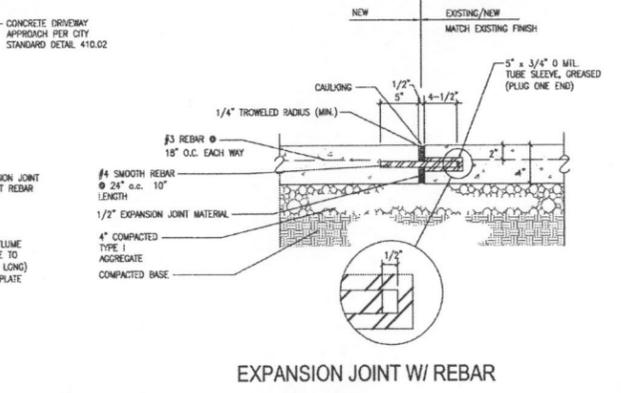
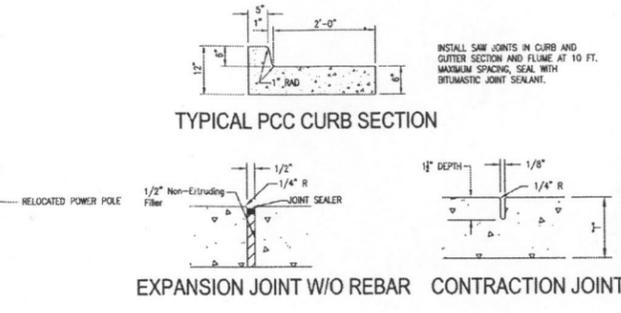
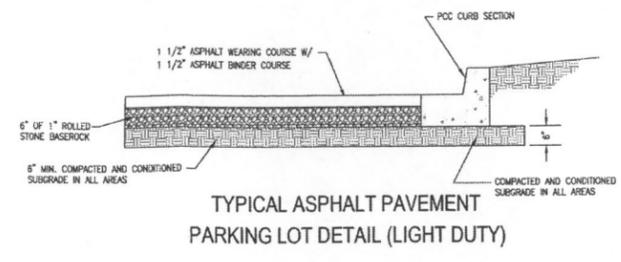
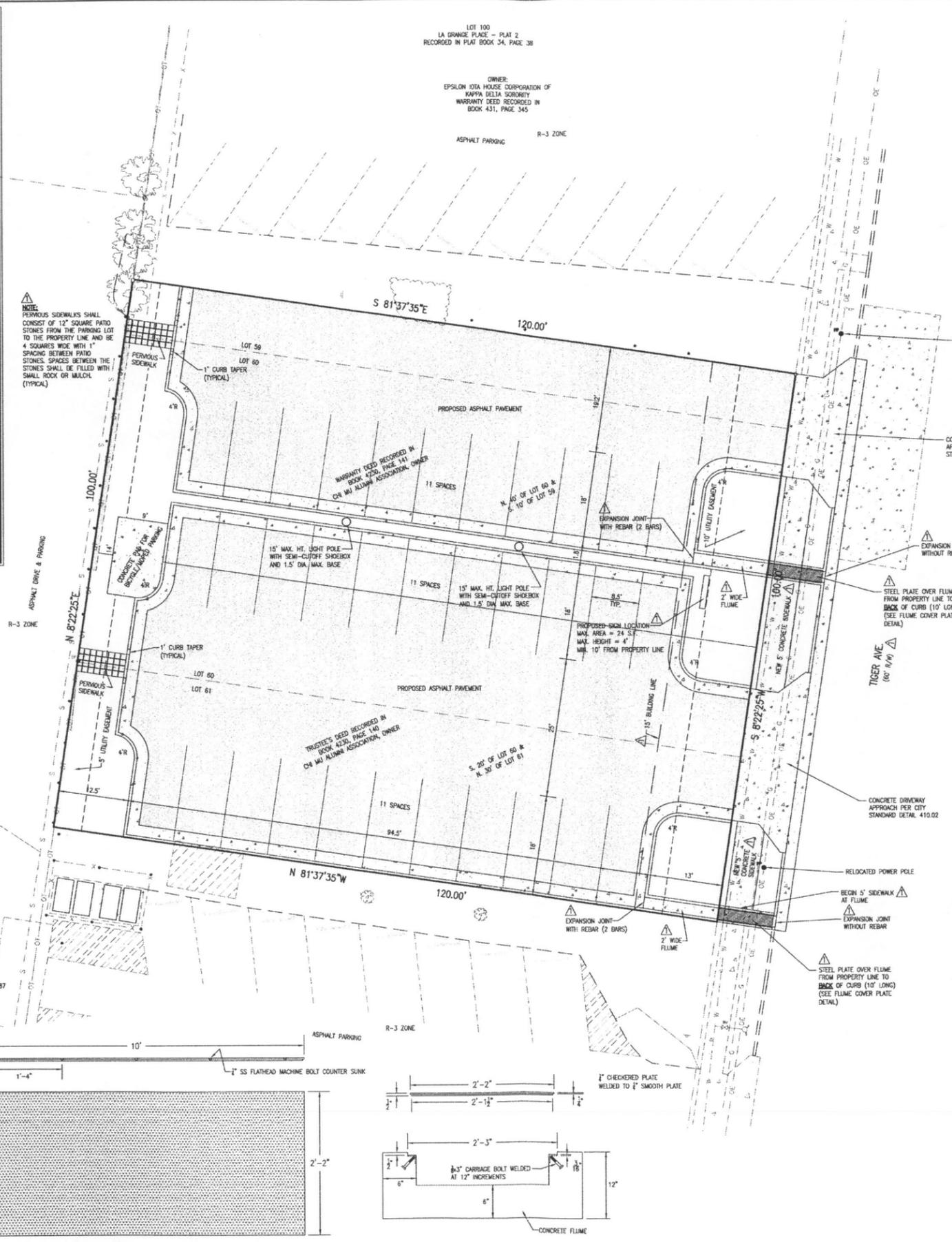
SHEET  
**1**  
1 OF 5





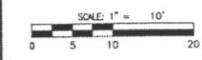
- NOTE:
1. SIDEWALK SHALL BE 4" THICK CLASS A CONCRETE.
  2. INSTALL 1/2" EXPANSION JOINTS AT INTERSECTIONS, RAMPS, STRUCTURES, DRIVEWAY APPROACHES, OR EVERY 150'.
  3. INSTALL TRANSVERSE SAW JOINTS AT SPACING EQUAL TO SIDEWALK WIDTH.
  4. STANDARD SIDEWALK PLACEMENT IS 12" FROM RIGHT OF WAY LINE.
  5. NO STEEL TO BE PLACED THROUGH EXPANSION JOINT.
  6. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.00%.

1/1/12	City of Columbia Public Works Department	<b>SIDEWALK</b>	420.01
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- NOTES:
1. DRIVEWAY APPROACH SHALL BE 6" THICK CLASS A CONCRETE ON COMPACTED SUBGRADE.
  2. REPLACE STANDARD CURB & CUTTER SECTION WITH DRIVEWAY CURB SECTION. SEE DETAIL 400.02.
  3. EXPANSION JOINT SHALL BE 1/2" PREFORMED CORK OR BITUMINOUS EXPANSION JOINT MATERIAL.
  4. ALL DRIVEWAY APPROACHES SHALL SLOPE TOWARD THE STREET.
  5. ALL DRIVEWAY APPROACHES SHALL BE CONSTRUCTED TO ACCOMMODATE SIDEWALKS (EXISTING AND FUTURE). STANDARD SIDEWALK LOCATION IS 1 FT. OFF OF ROW LINE.
  6. DRIVEWAY APPROACH SHALL PROVIDE A MINIMUM 5' WIDE ACCESSIBLE SIDEWALK PASSING ZONE.
  7. DRIVEWAY SLOPE ACROSS ACCESSIBLE SIDEWALK PASSING ZONE IS 1/8" PER FT. CROSS SLOPE SHALL NOT EXCEED 2.00%.
  8. MINIMIZE SIDEWALK WARPING ADJACENT TO DRIVEWAY APPROACH.
  9. DRIVEWAY SLOPE WITHIN RIGHT OF WAY SHALL NOT EXCEED 3/4" PER FOOT.
  10. DRIVEWAY MAY BE REINFORCED AT OWNER'S OPTION. ON CITY BID PROJECTS DO NOT REINFORCE.

1/1/12	City of Columbia Public Works Department	<b>DRIVEWAY (Residential)</b>	410.02
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FLUME COVER PLATE AT SIDEWALK DETAIL

SITE PLAN  
ALPHA CHI OMEGA  
C-P PLAN  
COLUMBIA, MO

REVISED:  
6-3-2014



**ALLSTATE CONSULTANTS**  
A CONSULTANTS, INC.  
3111 LENOX INDUSTRIAL BLVD.  
COLUMBIA, MO 65201  
(573) 875-8799

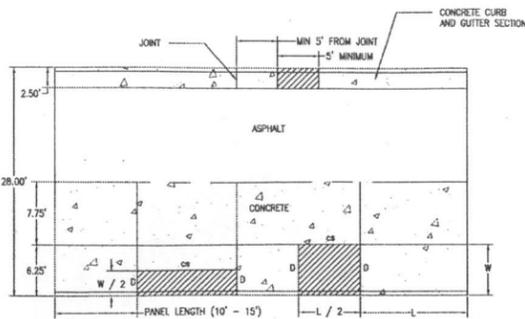
ENGINEERING • PLANNING • SURVEYING • GEOTECHNICAL • INVESTIGATIVE

DATE  
5-12-2014

JOB NUMBER  
13222.01

SCALE  
1" = 10'

SHEET  
**3**



■ PANEL OR CURB BEING REPLACED

NOTE:

1. HALF PANELS MAY BE REPLACED PER THIS DETAIL. WHERE A REPAIR DOES NOT FALL IN THE HALF PANEL, REPLACE FULL PANEL.
2. A MINIMUM OF 5' OF CURB AND GUTTER SHALL BE REPLACED. WHERE THE REPAIR WILL BE WITHIN 5' OF A JOINT, REPLACE CURB AND GUTTER TO THE JOINT. NO SECTION OF CURB AND GUTTER SHALL BE LESS THAN 5' LONG.
3. ALL SAWING OF STREETS SHALL BE FULL DEPTH AND DONE IN A NEAT AND WORKMANLIKE MANNER.
4. DOWEL CURB AND GUTTER AND PANELS PER STANDARD DETAILS.
5. L = PANEL LENGTH
6. W = PANEL WIDTH

1/1/12  
Approval Date

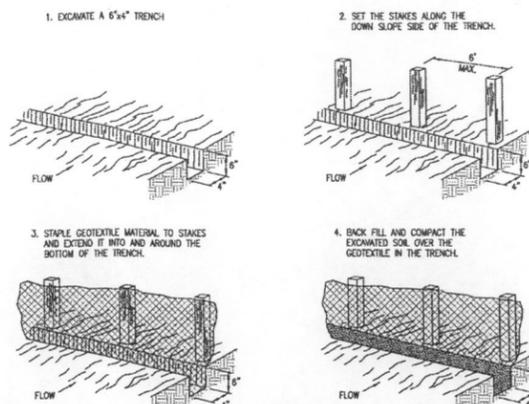
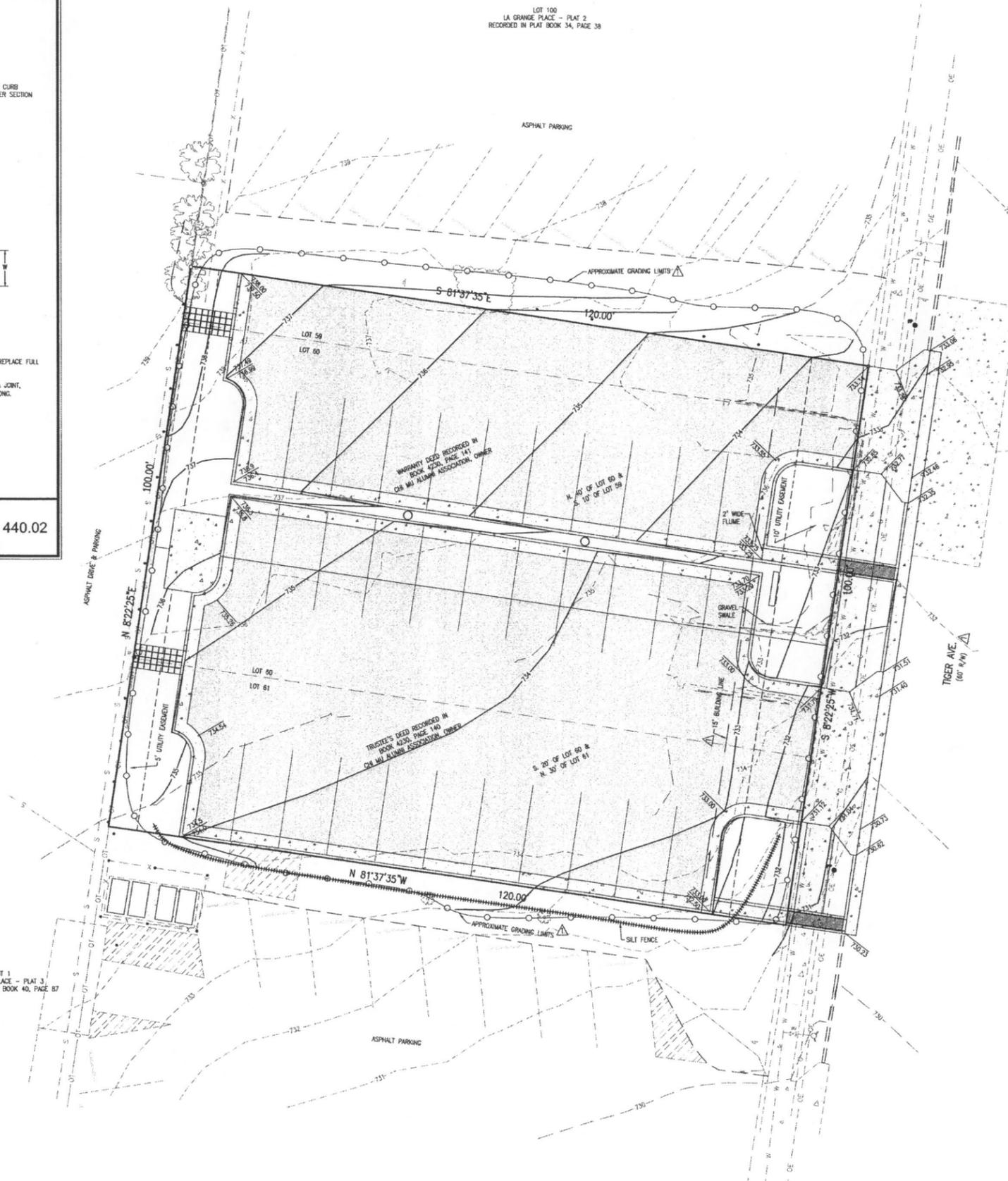


PANEL AND CURB REPLACEMENT

440.02

LOT 1  
LA GRANGE PLACE - PLAT 3  
RECORDED IN PLAT BOOK 40, PAGE 87

LOT 100  
LA GRANGE PLACE - PLAT 2  
RECORDED IN PLAT BOOK 34, PAGE 38



SILT FENCE NOTES:

- A) INSTALLATION**
1. THE HEIGHT OF SILT FENCE SHALL BE A MINIMUM OF 16 INCHES ABOVE THE ORIGINAL GROUND SURFACE AND SHALL NOT EXCEED 34 INCHES ABOVE THE GROUND SURFACE.
  2. THE FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE UNAVOIDABLE, FILTER CLOTH SHALL BE SECURELY SPLICED TOGETHER ONLY AT SUPPORT POSTS, WITH A MAX 6 INCH OVERLAP.
  3. DIG A TRENCH AT LEAST 6 INCHES DEEP AND 4 INCHES WIDE ALONG THE TRENCH ALIGNMENT.
  4. DRIVE POSTS AT LEAST 24 INCHES INTO THE GROUND ON THE DOWNSLOPE SIDE OF THE TRENCH. SPACE POSTS A MAXIMUM OF 6 FEET APART.
  5. THE SEDIMENT FABRIC SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING A MINIMUM OF ONE INCH LONG, HEAVY-DUTY WIRE STAPLES OR TI-WIRES, AND EIGHT INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
  6. PLACE THE BOTTOM 1 FOOT OF FABRIC IN THE MINIMUM-OF-6-INCH DEEP TRENCH. LAPPING TOWARD THE UPSLOPE SIDE. BACK FILL WITH COMPACTED EARTH OR GRAVEL.
  7. IF A SILT FENCE IS TO BE CONSTRUCTED ACROSS A DITCH LINE OR SWALE, IT MUST BE OF SUFFICIENT LENGTH TO ELIMINATE ENDFLOW, AND THE PLAY CONFIGURATION SHALL RESSEMBLE AN ABC OR HORSESHOE, PLACED ON A CONTOUR WITH THE ENDS ORIENTED UPSLOPE.
  8. TO REDUCE MAINTENANCE, EXCAVATE A SHALLOW SEDIMENT STORAGE AREA IN THE UPSLOPE SIDE OF THE FENCE. PROVIDE GOOD ACCESS IN AREA OF HEAVY SEDIMENTATION FOR CLEAN OUT AND MAINTENANCE.
  9. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
  10. INSTALLATION WITH SLICING METHOD IS PREFERRED.
- B) TROUBLESHOOTING:**
1. DETERMINE THE EXACT LOCATION OF UNDERGROUND UTILITIES, BEFORE FENCE INSTALLATION SO UTILITIES ARE NOT DISTURBED.
  2. GRADE ALIGNMENT OF FENCE NEEDED TO PROVIDE A BROAD, NEARLY LEVEL AREA UPSTREAM OF FENCE TO ALLOW SEDIMENT COLLECTION AREA.
- C) INSPECTION MAINTENANCE:**
1. INSPECT SILT FENCES AT LEAST ONCE A WEEK AND AFTER EACH 1/2" OF RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.
  2. SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.
  3. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. AVOID DAMAGING OR UNDERMINING THE FENCE DURING CLEANOUT. SEDIMENT ACCUMULATION SHOULD NOT EXCEED 1/2 THE HEIGHT OF THE FENCE.
  4. REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS, AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY AND COMPLETELY STABILIZED.

GRADING & EROSION CONTROL PLAN  
ALPHA CHI OMEGA  
C-P PLAN  
COLUMBIA, MO

REVISED:  
6-3-2014



**ALLSTATE CONSULTANTS**  
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COLUMBIA, MO 65201  
(573) 875-8799

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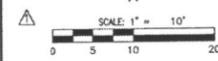
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ALLSTATE CONSULTANTS, LLC

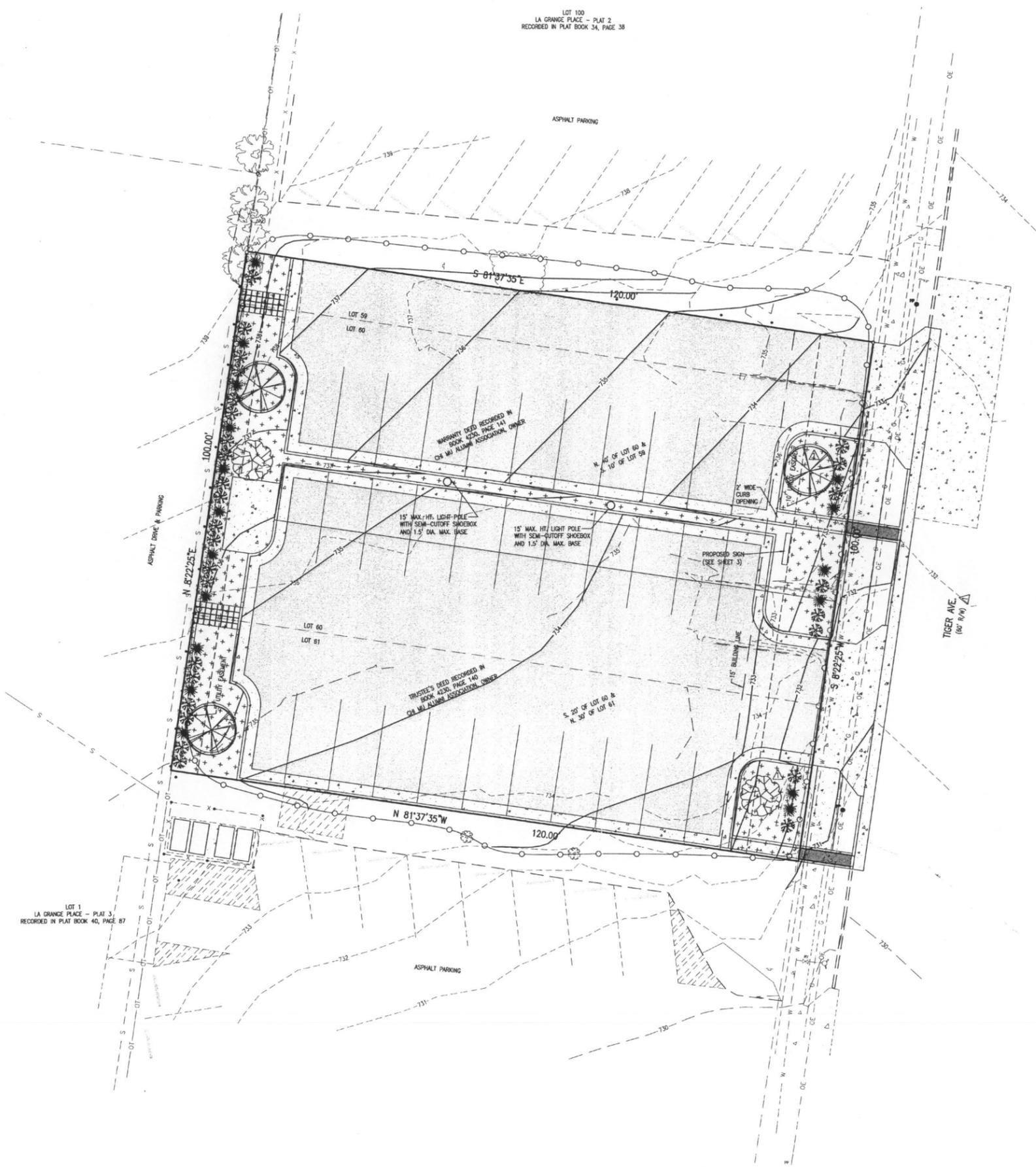
DATE  
5-12-2014

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13222.01

SCALE  
1" = 10'

SHEET  
4  
4 OF 5





PLANT SCHEDULE			
QUANTITY	SIZE	CATEGORY	SYMBOL
3	2" DA.	SHADE TREE (MED. - LARGE)	
2	4' TALL	ORNAMENTAL TREE	
18	2 GAL.	EVERGREEN SHRUB (MAX. 3' TALL)	
29	2 GAL.	DECIDUOUS SHRUB (MAX. 3' TALL)	
1,820 SQ.FT.	N/A	TURF GRASS	

**LANDSCAPING NOTES**

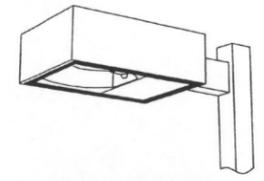
TOTAL AREA OF LOT= 12,000 SQ.FT.  
 PRE-DEVELOPMENT PERVIOUS AREA= 3,100 +/- SQ.FT. (26%)  
 PRE-DEVELOPMENT IMPERVIOUS AREA= 8,900 SQ.FT. (74%)  
 PROPOSED PAVED PARKING AREA= 10,180 SQ.FT. (85%)  
 PROPOSED LANDSCAPED AREA= 1,820 SQ.FT. (15%)  
 10,180 SQ.FT. PAVED PARKING AREA / 4,500= 3 TREES  
 100' OF STREET FRONTAGE= 2 TREES  
 55' (55%) OF STREET FRONTAGE SCREENED TO 3' HEIGHT  
 TOTAL TREES PROVIDED= 5 OF WHICH 30% (1) SHALL BE  
 MED. - LARGE SHADE TREE

**REQUESTED VARIANCES**

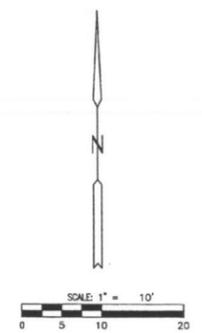
△ VARIANCE TO SECTION 29-30(1)(1) - 6' MIN. SIDE YARD ABUTTING RESIDENTIALLY ZONED LAND. NO SIDE YARD REQUESTED DUE TO ALL ADJACENT LAND BEING USED FOR PARKING.

△ VARIANCE TO SECTION 29-17(1)(6) - SCREENING OF C-P ZONED LAND FROM RESIDENTIALLY ZONED LAND. NO SCREENING REQUESTED DUE TO ALL ADJACENT LAND BEING USED FOR PARKING.

△ VARIANCE TO SECTION 29-25(2)(5) - SCREENING OF PAVED AREAS WITHIN 50' OF A RESIDENTIAL USE ZONING. NO SCREENING REQUESTED DUE TO ALL ADJACENT LAND BEING USED FOR PARKING.



**LIGHTING FIXTURE DETAIL**  
 FIXTURE IS 400 WATT SHOEBOX W/ LAMP  
 MOUNTED ON A 15' POLE



LANDSCAPE PLAN  
 ALPHA CHI OMEGA  
 C-P PLAN  
 COLUMBIA, MO

REVISED:  
 △ 6-3-2014  
 △ 6-12-2014



**ALLSTATE**  
**CONSULTANTS**  
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 COLUMBIA, MO 65201  
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 ALLSTATE CONSULTANTS, LLC

DATE  
 5-12-2014

JOB NUMBER  
 13222.01

SCALE  
 1" = 10'

SHEET  
**5**  
 5 OF 5



**City of Columbia**  
**Planning Department**  
701 E. Broadway, Columbia, MO  
(573) 874-7239 [planning@gocolumbiamo.com](mailto:planning@gocolumbiamo.com)

## Design Parameters Worksheet

For office use:

Case #: <i>14-94</i>	Submission Date: <i>5-12-14</i>	Planner Assigned:
-------------------------	------------------------------------	-------------------

### Please provide the following information:

1. The minimum distance between any building and any adjacent property line or street right-of-way.  
10 FEET
2. The minimum distance between the edge of any driveway, parking area, loading area, trash storage area and any adjacent property line or street right-of-way.  
0 FEET
3. The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each.  
1 FREESTANDING SIGN WITH A MAXIMUM AREA OF 24 SQUARE FEET AND A MAXIMUM HEIGHT OF 4 FEET
4. The minimum percentage of the site to be maintained in open space shown by the percent in landscaping and the percent left in existing vegetation. (not applicable to **M-R** districts)  
15% MINIMUM LANDSCAPING WITH 0% LEFT IN EXISTING VEGETATION
5. The maximum height and number of light poles and type of fixtures.  
2 LIGHT POLES AT 15 FOOT MAXIMUM HEIGHT WITH SEMI-CUTOFF SHOEBOX FIXTURES BEING INWARD AND DOWNWARD DIRECTED



**City of Columbia**  
**Planning Department**  
 701 E. Broadway, Columbia, MO  
 (573) 874-7239 [planning@gocolumbiamo.com](mailto:planning@gocolumbiamo.com)

## Statement of Intent Worksheet

For office use:

Case #: 14-94	Submission Date:	Planner Assigned:
------------------	------------------	-------------------

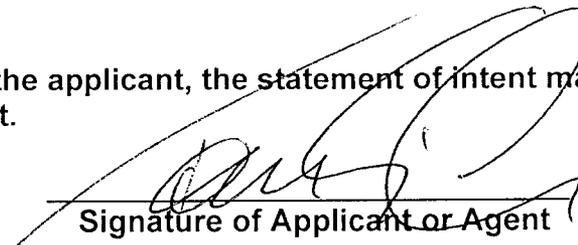
Please provide the following information, which shall serve as the statement of intent for the proposed planned district zoning:

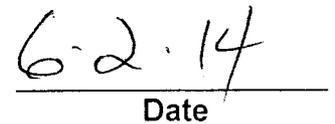
- The uses proposed.  
 APARTMENT HOUSES, FRATERNITY & SORORITY HOUSES AND DORMITORIES, COMMERCIAL PARKING FOR AUTOMOBILES & LIGHT TRUCKS, AND PARKING GARAGES
- The maximum gross square feet of building floor area proposed. If PUD zoning is requested, indicate type(s) of dwelling units & accessory buildings, and maximum number of dwelling units & development density.  
 30,000 SQUARE FEET
- The maximum building height proposed.  
 45 FEET
- The minimum percentage of the site to be maintained in open space, shown by the percent in landscaping and the percent left in existing vegetation.  
 15% MINIMUM LANDSCAPING WITH 0% LEFT IN EXISTING VEGETATION

The following items only apply to PUD zoning requests:

- The total number of parking spaces proposed and the parking ratio per dwelling unit.
- Any amenities proposed, such as swimming pools, golf courses, tennis courts, hiking trails or club houses.
- A general description of the plan including minimum lot sizes, if applicable, minimum building setbacks from perimeter and interior streets, other property lines and minimum setbacks between buildings.  
 THE MINIMUM SETBACKS SHALL BE 15 FOOT FRONT YARD, 10 FOOT SIDE YARD, AND 10 FOOT REAR YARD

Note: At the discretion of the applicant, the statement of intent may include other aspects of the proposed development.

  
 Signature of Applicant or Agent

  
 Date



***Alpha Delta Chapter of Gamma Phi Beta Sorority  
House Corporation Board  
808 Richmond Blvd.  
Columbia, MO 65201***

June 6, 2014

Tim Teddy, Director of Community Development  
City of Columbia Missouri  
701 E. Broadway  
Columbia, MO 65201

Re: Proposal case: 14-94

Dear Tim and Committee,

I am writing on behalf of the House Corporation Board of Gamma Phi Beta Sorority. I was asked to notify the Council of our position in relation to the above-referenced rezoning request.

We have had an opportunity to review the proposal requested by the Chi Mu fraternity and Ron Shy, seeking rezoning and variance requests. We are in favor of the proposal, which is contingent on three conditions and representations (which I understand have already been agreed to or confirmed):

1. The rezoning request will allow for only two potential uses: parking or a future property structure (e.g., sorority annex).
2. All demolition and construction will be performed when school is out of session, such that we won't have any residents at our property when they take down the two buildings.
3. A curb will be built to address water runoff issues, such that rain water will be diverted to flow directly to the street instead of into the Gamma Phi Beta parking lots.

If you have any questions please feel free to contact me at [christyehren@gmail.com](mailto:christyehren@gmail.com) or 636-273-9665.

Sincerely,  
Christy Ehrenreich  
President House Corporation Board Gamma Phi Beta



Epsilon Iota House Corporation Board  
Kappa Delta Sorority  
606 East Rollins  
Columbia, MO 65201

June 9, 2014

Tim Teddy, Director of Community Development  
City of Columbia Missouri  
701 E. Broadway  
Columbia, MO 65201

Re: Proposal 14-94

Dear Tim,

I am writing today on behalf of the House Corporation Board of Kappa Delta Sorority. I was asked to write a letter of permission in relation to the above-referenced rezoning request.

We have had an opportunity to review the proposal requested by the Chi Mu Alumni Association and Ron Shy seeking rezoning and variance requests. We are in favor of the proposal, which is contingent on the following conditions and representations:

1. The rezoning request will allow for only two potential uses: parking or a future property structure (e.g., sorority annex).
2. All demolition and construction will be performed when school is out of session.
3. We will be notified at least 30 days prior to the start of any construction.
4. A curb will be built to address water runoff issues, such that rain water will be diverted to flow directly to the street instead of into the Kappa Delta Sorority parking lots.

If you have any questions please feel free to contact me at [kinneyb@cisliions.org](mailto:kinneyb@cisliions.org) or 5738648662.

Sincerely,  
Bridgid Kinney  
President, Epsilon Iota House Corporation Board

**EXCERPTS  
PLANNING AND ZONING COMMISSION MEETING  
JUNE 19, 2014**

**IV) PUBLIC HEARINGS AND SUBDIVISIONS**

**Case Nos. 14-94 and 14-95**

**A request by Chi Mu Alumni Association (Owner) to rezone 0.28 acres of land from R-3 (Medium Density Multiple-Family District) to C-P (Planned Business District), approve a C-P development plan to be known as “Alpha Chi Omega C-P Plan”, and approve a one-lot replat of R-3 (Medium Density Multiple-Family Dwelling District) zoned land, to be known as “Alpha Chi Omega Subdivision Plat 1”. The subject site is located on the west side of Tiger Avenue, approximately 220 feet south of Rollins Street, and is addressed 809 & 811 Tiger Avenue.**

DR. PURI: May we have a staff report, please.

Staff report was given by Mr. Steve MacIntyre of the Planning and Development Department.

Staff recommendation zoning: Approval of the proposed C-P zoning and associated Statement of Intent (SOI), subject to:

- 1) The SOI being amended to further restrict the “commercial parking for automobiles and light trucks” so that it shall only be used by tenants of residential uses, including apartment houses, fraternity and sorority houses, and dormitories.

Staff recommendation development plan: Approval of the C-P development plan and Design Parameters subject to the plan being revised to comply with the following prior to being forwarded to Council for introduction:

- 1) Approval of a variance from Section 29-17(d)(6), which requires an 8-foot high and 80 percent opaque screening requirement where C-P zoned land abuts residentially zoned land; and
- 2) Denial of the proposed variances from Section 29-25(e)(5) and 29-30(h)(1), which requires that no parking be situated within 6 feet of an adjoining residential lot, and paved areas over 1,500 square feet in area and within 50 feet of residential uses or zoning shall be screened to at least 80 percent opacity between 15 feet in height.

Staff recommendation plat: Approval of the proposed replat, subject to the property first being rezoned to C-P.

DR. PURI: Commissioners, questions of the staff? Ms. Loe?

MS. LOE: Just for my clarification, the six-foot setback that is in question, the -- what we are considering is the two parking lots -- currently paved as parking lots are still zoned R-3, and that's what we are looking for the six-foot setback from?

MR. MacINTYRE: Yes. It is --

MS. LOE: It's going to be for development?

MR. MacINTYRE: That is correct. You know, it -- it is a requirement in -- the way it is in the Code. It is technically a requirement that you have that setback where you abut residential zoning designations, so it doesn't speak to the actual use, where in other parts of our Code, we have references to, you know, you need to do this if you are adjacent to a residential use. This one is particular to the point of tying our hands or at least my hands from a recommendation standpoint as it is tied to the zoning.

DR. PURI: Mr. Strodtman?

MR. STRODTMAN: Is there any lighting provided?

MR. MacINTYRE: Yes. I believe there are two.

MR. STRODTMAN: Is it right in the center of the two circles?

MR. MacINTYRE: I can scroll over to those. You've got one here and here. It is down that center on a median strip. The maximum height on those poles is 15 feet.

DR. PURI: Any other questions, Commissioners? Mr. Reichlin?

MR. REICHLIN: I just wanted to clarify. Is the drawing we are looking at drawn with the setbacks?

MR. MacINTYRE: There is a setback shown on this C-P development plan. I apologize. As usual, it doesn't display well in the -- on the slide, but there is a 15-foot setback shown here, and that would be for a structure or building.

MR. REICHLIN: What about the side yard setbacks? Is this --

MR. MacINTYRE: Those are not --

MR. REICHLIN: -- drawn with that?

MR. MacINTYRE: No. Those are not shown in this case. So the plan before you tonight actually reflects the requested variances, so they aren't showing the six-foot side yard setback or screening that they would request variance from.

DR. PURI: Other questions, Commissioners? All right. We'll open the public hearing.

#### **PUBLIC HEARING OPENED**

DR. PURI: Please approach the podium and state your name and address if you would like to speak on this matter.

MR. SNIDER: Good evening. My name is Thomas Snider, 671 South Short Line Drive, here in Columbia.

DR. PURI: Can you raise that mic up a little bit so she can transcribe? There you go.

MR. SNIDER: I am the president of the -- what we call the Chi Mu Alumni Association. It is a nonprofit corporation whose purpose is to enhance the scholarly and educational pursuits of the Phi Gamma Delta Fraternity Chapter, otherwise known as the FIJI house on the University of Missouri. Our job, so to speak, is to maintain housing so that the members of our fraternity can have a place to live, have a place to study, et cetera. We have entered into an agreement with the Alpha Chi Omega Sorority to trade, essentially, this lot that you see before you -- the two lots that you see before you for their parking lot that they have about 650 feet away. We felt that that was a reasonable agreement to reach

given the advantages that it would provide them to move their parking some 560 feet closer to their residential home. It seemed to be a reasonable request, and so that is why we have entered into it. It is important to the Alpha Chi to be able to come through this agreement and come through this transaction with a maximum number of parking spaces that they can feasibly get through variances. Otherwise, it doesn't behoove them to do it. They have parking, but if they can't have more parking or at least as much parking, it's not -- it's not something that they are willing to do, and I understand that. So I'm here speaking on behalf of 150, plus or minus, residents of the city of Columbia that are involved in my organization or are members of my organization, some of them are here, in asking you to approve all of these variances. I would ask you to consider a couple of things. Life on the University of Missouri campus in Greek Town is different than anywhere else in the city. And I understand Planning & Zoning codes and I understand rules and regulations, but it is very difficult to fit a square peg into a round hole, and I think Greek life, most would agree is a square peg trying to go into a round hole of the zoning -- of the zoning ordinances. The two items of concern that I am hearing from the staff, who have been great to work with, by the way, have to do with the side yard setback and the screening. Understand that in Greek Town there is a tremendous amount of pedestrian traffic. They wake up out of their dorms, they wake up out of their sorority houses or their fraternity houses and they walk on a straight line as close as they can to get to their classes. And so there is a tremendous amount of foot traffic crossing through and cutting through the closest way they can go. It is almost like water. The easiest way they can get to where they are going, they are going to go, whether it is their property or not, they walk there. And this screening requirement is such that at night it is going to provide a way to trip; it is going to provide a barrier to where people can hide and where police can't see; it is going to be around parking -- regardless of what we do with this -- or what the Commission does with this plan, there is parking on each side. I know it is designed as a -- or it is zoned as an R-3 to allow residential use, but it is a parking lot on each side of this, and has been since I can remember. And so the screening, while I understand the aesthetic purpose of it, it also does provide a barrier to that foot traffic and a potential safety concern both from a physical standpoint, but also vandalism or a potential assault-type situation. So in discussions with the neighboring landowners, that is absolutely their opinion. There are letters in your files that is before you that states their approval and their endorsement of the plan that is submitted here before the Commission. And so to the extent that the concern is that we're shifting burdens to other landowners, those landowners are here telling you that we don't see that as a burden, and that there is -- in the circumstance of Greek life, different than other areas of the city, we want the variance. The --

DR. PURI: Can you wrap up? You have six minutes to speak and your time is up.

MR. SNIDER: Oh, I have six minutes?

DR. PURI: Yes. That's it.

MR. SNIDER: Very good. So I would ask you to consider these comments and the comments of our engineers and approve all of these variances because without it, I don't know that we are going to be able to accommodate moving Alpha Chi parking lot any closer to their residential. Thank you very much.

DR. PURI: Commissioners, any questions of this speaker? Seeing none. Next.

MR. SHY: Mr. Chairman and Commission, my name is Ron Shy. I live at 5600 South Highway KK, here in Columbia. In addition to what Mr. Snider said, you know, these lots are required to have landscaping, 15 percent by the ordinance. And we have congregated more at the street and towards the rear than at the sides. We still have the 15 percent landscaping. And the issue with the side yards is it is such a narrow lot that the parking wouldn't accommodate the number of parking spaces that are needed. So we felt that that was a trade-off. We would concentrate more the landscaping on the edges and on the sides because of the reasons that you heard Mr. Snider say. So I just wanted to point that out. If you have any questions, I'd be glad to try to answer those.

DR. PURI: Commissioners, any questions of Mr. Shy? Ms. Loe?

MS. LOE: Did you do a layout with the setbacks -- the six-foot setbacks?

MR. SHY: We have done layouts with six-foot setbacks.

MS. LOE: How many parking spots could you accommodate?

MR. SHY: About 24.

DR. PURI: Any other questions, Commissioners? Thank you, Mr. Shy.

MR. SHY: Thank you.

MR. MURPHY: Good evening, Chairman and Commissioners. My name is Kevin Murphy. I'm with A Civil Group, 3401 Broadway Business Park Court. I'm here on behalf of Alpha Chi Omega Sorority, who is wanting to get parking closer for their sorority -- these young ladies to get this closer and safer. There have many incidents that have happened as the girls have to walk to and from their sorority to their current parking. I believe currently they have 26 spaces -- and, yes, to construct these side yards setbacks, basically we would have 20 -- a maximum of 22 spaces on here, I think -- 24 spaces, which is less than what they currently have for parking. You know, everybody is obviously familiar with Greek Town. Parking is a premium, and at this point, my company is fortunate to be working with another sorority that is going to bring a similar request. It's just that parking is a premium down there. There has been discussions of building parking structures, and actually, again, this other client is -- has been pursuing that. There is many, many difficulties to do it. Parking structures don't pay for themselves very quickly, so it is a huge investment to -- for a many, many, many year return to get something back. The City has to deal with that with their own parking structures. That is why there is not, you know -- it takes - - well, we've built two in the last, you know, I don't know how many years. But the University runs into that as well, but, anyways, I would just like to say that they are very supportive of this and so are their neighbors to the sorority with the variances.

DR. PURI: Any questions, Commissioners? Thank you.

MS. WILCOX: Good evening. My name is Lou Ann Wilcox. I am the president of the Alpha Omega Chi House Corporation Board, and I just wanted to reiterate the point that we have worked with our neighbors to the north and south of this proposed lot and that they submitted the support letters, and it was their wishes that there would be no shrubbery between the two lots -- on either side of the north or

south lot for safety reasons. They feel that it could promote assaults; it could have people hiding in the bushes. And they are concerned for their own members as well as our own members. And actually, safety is the driver for this because we want to move our members closer to parking to the Chapter House. So that was why they have written letters of support for both -- for all three variances.

DR. PURI: Commissioners?

MR. STRODTMAN: I have --

DR. PURI: Do you have a question, Mr. Strodman?

MR. STRODTMAN: -- a quick question.

MS. WILCOX: Yes.

MR. STRODTMAN: And your house is directly west of the proposed -- -- that is the house that we see in the picture?

MS. WILCOX: No.

MR. STRODTMAN: I'm looking at a different picture.

MS. WILCOX: No. It is south of the south lot, and --

MR. STRODTMAN: It is the --

MS. WILCOX: Do you have a pointer --

MR. STRODTMAN: -- southwest corner?

MS. WILCOX: -- where it can be pointed out?

MR. STRODTMAN: The one in the --

MS. WILCOX: There.

MR. STRODTMAN: There. Okay.

MS. WILCOX: Right. There.

MR. STRODTMAN: Yeah.

MS. WILCOX: So the neighbor -- the parking lot to the north and south, those are the two sorority houses which wrote letters of support for all three variances.

MR. STRODTMAN: So your current parking is just a few cars that I see in the picture?

MS. WILCOX: No. Our current parking is not on that map it is so far away.

MR. STRODTMAN: Correct. But you have no parking at your current facility?

MS. WILCOX: A couple of cars in the driveway.

MR. STRODTMAN: The two that I see there?

MS. WILCOX: Right.

MR. STRODTMAN: Yeah.

MS. WILCOX: Yeah. Sorry.

MR. STRODTMAN: Thank you.

MS. WILCOX: Thank you.

DR. PURI: Thank you. Anybody else wishing to speak on this? Seeing no one.

**PUBLIC HEARING CLOSED**

DR. PURI: Discussion, Commissioners?

MS. BURNS: I'll go.

DR. PURI: Ms. Burns?

MS. BURNS: First of all, I want to -- for the public record -- say I am an alumni of the Alpha Nu Chapter of Alpha Chi Omega, so I'm very familiar with this property. I have no financial goings-on with the chapter currently. I don't have an ongoing relationship, other than to visit on alumni weekends and whatnot. I have walked this parking lot dozens -- hundreds of times. I am concerned about the shrub variance because you do walk it at night if you are coming home from a late class or studying at the library, and there -- on the other surface parking lots in this area, there are not shrubbery that inhibit your walk from the sorority house or any other sorority house or fraternity house in Greek Town towards the campus. So this is a well-used area. I agree that parking will increase safety. I have also walked from the parking lot that we currently have. You know, if it is dark, it is not fun to walk from there alone, so I agree that this would increase safety and solve a much needed problem of parking in Greek Town. Greek Town parking, as in most of Columbia, is terrible. So I would support a motion for approval of this or approving this with all three of the variances being approved.

DR. PURI: Further discussion, Commissioners? Comments? Was that a motion, Ms. Burns?

MS. BURNS: Yes.

MS. LOE: I have further discussion.

DR. PURI: Okay. Ms. Loe?

MS. LOE: I'm a little bit concerned about the loss of imperious service. Just -- I understand there is the aesthetic nature of screening, but losing that six-foot landscape on both sides, we're losing a percentage of impervious. I was just wondering -- we had some comments that there was more than 15 percent of landscaped at the ends; is that correct?

DR. PURI: Mr. Shy, if you could --

MS. LOE: There is --

DR. PURI: -- approach the podium and make that comment, so she can transcribe it.

MR. SHY: If you notice on that lot there, right now there is not six feet of screening on each side now. And the impervious area, I doubt if there is 15 percent on the existing lot. We will -- we are required to have 15 percent, which we do. And it is concentrated more on the front and the back. And there is no side yard landscaping on the lot presently. It is driveways on each side. Does that answer your question?

MS. LOE: It does. Are there any detention basins or anything added that might --

MR. SHY: There is not --

MS. LOE: -- mediate some of the runoff?

MR. SHY: It -- there is not. This area of this lot is like a quarter of an acre, and it doesn't generate a lot of water, even -- there will be a little less than it is now more than likely. But it's not -- it's exempt from any detention requirements.

MS. BURNS: I had one question, if I may?

DR. PURI: Ms. Burns?

MS. BURNS: Thank you. And -- is it my understanding that there would be some green -- some landscapes based in the front on Turner or was there any area on the north --

MR. SHY: Tiger Avenue?

MS. BURNS: On Tiger. I'm sorry.

MR. SHY: Yes.

MS. BURNS: Yes.

MR. SHY: Yes.

MS. BURNS: Yes. Okay. Thank you.

DR. PURI: Thank you. Mr. Reichlin?

MR. REICHLIN: I'll just -- I don't have a problem with the -- any of the variances, actually. I just wanted to point out that it is kind of a conceptual thing that you have six feet and it is partially generated by fire code. You have to have a minimum of five. You have a parking lot up to a parking lot. If somebody decides to build on the R-3 lot, they have to stay six feet away from that line. And then from a practical point of view, you have a C-P parcel that if somebody tries to improve, it has to come back to us for review, so in the way that this is being -- this parcel is being dealt with at this time, although it is not meeting that require -- they are requesting that they not meet that requirement, I think it is justified by the use. And going forward, by being C-P, the protection will be there for an unintended consequence in the future. So I'm in support of the -- that particular variance and all the others with that.

DR. PURI: Mr. Lee?

MR. LEE: I'm going to support this with -- including the variances, although I would -- much has been touted about the safety aspect, but people can hide between cars as well as they can hide behind bushes.

DR. PURI: Mr. Tillotson?

MR. TILLOTSON: I intend to support it with the variances.

DR. PURI: Mr. Strodman?

MR. STRODTMAN: I intend on supporting it with variances.

DR. PURI: Mr. Stanton?

MR. STANTON: Concur.

DR. PURI: All right. I think everybody is onboard. And I agree with the fact that the parking lots are abutting each other, and I think that C-P zoning will require anything to be built as structure-wise to come back to the Commission. So with that said, Ms. Burns, do you want to frame a motion?

MS. BURNS: I'm trying to do that right now. So I'm -- let's see. A request -- I --

DR. PURI: We'll do the zoning first.

MS. BURNS: Okay. I move that we approve a request by Chi Mu Alumni Association for an approval of a one-lot replat of R-1 [sic] (Medium Density Multiple-Family District) zoned land to be known

as Alpha Chi Omega Subdivision Plat 1, Case No. 14-95.

MR. STANTON: Second.

DR. PURI: Mr. Stanton, second. May we have roll call.

MR. STRODTMAN: Yes, Mr. Chair.

**Roll Call Vote (Voting “yes” is to recommend approval.) Voting Yes: Ms. Burns, Mr. Lee, Ms. Loe, Dr. Puri, Mr. Reichlin, Mr. Stanton, Mr. Strodtman, Mr. Tillotson. Motion carries 8-0.**

DR. PURI: Okay. Next, our motion needs to be for approval of the C-P plan. Ms. Burns?

MS. BURNS: I move that we approve a request by Chi Mu Alumni Association to rezone 0.27 [sic] acres of land from R-3 (Medium Density Multiple-Family District) to C-P (Planned District) and to approve the C-P Development Plan known as the Alpha Chi Omega C-P Plan, Case No. 14-94.

DR. PURI: With the three variances?

MS. BURNS: With the three variances.

MR. LEE: Second.

DR. PURI: Mr. Lee, second. May we have roll call, please.

MR. STRODTMAN: Yes, Mr. Chair.

**Roll Call Vote (Voting “yes” is to recommend approval.) Voting Yes: Ms. Burns, Mr. Lee, Ms. Loe, Dr. Puri, Mr. Reichlin, Mr. Stanton, Mr. Strodtman, Mr. Tillotson. Motion carries 8-0.**

MR. STRODTMAN: The motion is approved to be forwarded to City Council.