

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 301-14

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 15, 2014

Re: Alpha Chi Omega Subdivision Plat - final minor plat (Case #14-154)

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance,

Supporting documentation includes: Commission report (including locator maps & plat), and meeting excerpts

Executive Summary

This request would consolidate two existing lots into one lot for the purposes of redevelopment and is being considered in conjunction with Case # 14-158. Approval of Case #14-158 (rezoning and C-P development plan) is required prior to approval of this plat. The 0.28-acre 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 #14-154)

Discussion

This is an identical resubmission of a request that was defeated by Council on July 21, 2014 (Case 14-95). The proposed plat failed because it relied on a denied request for C-P zoning and development plan approval that would have legally establish a 15-foot front yard setback.

The applicant is requesting a one-lot final minor subdivision to consolidate a whole and portions of two lots into a single legal lot for redevelopment. Utility easements are provided on the plat in accordance with City requirements. The proposed plat does not dedicate additional right-of-way along Tiger Avenue since the existing right-of-way complies with minimum City standards for local non-residential streets.

The plat has been reviewed by City departments and external agencies, and meets all applicable requirements of the City's Zoning and Subdivision Regulations. It should be noted that the front setback shown on the plat reflects the C-P district standards; therefore, this plat should not be approved until the concurrent request (Case #14-158) to rezone and establish the C-P development plan is approved.

At its meeting on September 4, 2014, the Planning and Zoning Commission voted unanimously (7-0) to recommend approval of the proposed plat. There was no discussion among Commissioners, and no members of the public spoke on this request.

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A copy of the Planning and Zoning Commission staff report, including locator maps, a copy of the plat, 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: 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.

Vision & Strategic Plan Impact

Vision Impact: N/A

Strategic Plan: N/A

Comprehensive Plan Impact: N/A

Suggested Council Action

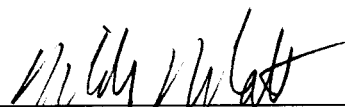
Approval of the proposed plat, subject to approval of Case #14-158 (rezoning and C-P plan) occurs first.

Legislative History

A previous plat request was defeated by Council on July 21, 2014.



Department Approved



City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 301-14

AN ORDINANCE

approving the Final Plat of Alpha Chi Omega Subdivision Plat 1, a Replat of Lot 60 and part of Lots 59 and 61, LaGrange Place, a minor subdivision; accepting the dedication of rights-of-way and easements; 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 City Council hereby approves the Final Plat of Alpha Chi Omega Subdivision Plat 1, a Replat of Lot 60 and part of Lots 59 and 61, LaGrange Place, as certified and signed by the surveyor on August 28, 2014, a minor subdivision located on the west side of Tiger Avenue, approximately 220 feet south of Rollins Street (809 and 811 Tiger Avenue), containing approximately 0.28 acre in the City of Columbia, Boone County, Missouri, and hereby authorizes and directs the Mayor and City Clerk to sign the plat evidencing such approval.

SECTION 2. The City Council hereby accepts the dedication of all rights-of-way and easements as dedicated upon the plat.

SECTION 3. 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



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Commission report (including locator maps & plat), and meeting excerpts

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
September 4, 2014**

SUMMARY

A request by Chi Mu Alumni Association (owner) for approval of 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 0.28-acre 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 #14-154)

SUPPLEMENTAL DISCUSSION

This is an identical resubmission of a request that was defeated by Council on July 21, 2014 (Case 14-95). The proposed plat failed because it relied on the approval of C-P zoning in order to establish the 15-foot front yard setback shown on the plat.

Since the contents of the proposed plat have not changed from the earlier submittal, staff's position remains unchanged in the following discussion.

DISCUSSION

This is a request to replat two existing lots into a single lot for redevelopment. The site is currently zoned R-3 (Medium Density Multiple-Family Dwelling District). A concurrent request to rezone the property to C-P (Planned Business District) and approve a development plan for a surface parking lot will be considered by Council on October 6. The proposed plat refers to a 15-foot front setback standard, which is consistent with the pending C-P zoning district, but conflicts with the current R-3 zoning designation (R-3 requires a 25-foot front setback), it is important that the related rezoning request be approved prior to approval of this plat.

The proposed plat meets all applicable subdivision standards, and will fully comply with City zoning standards once the site is rezoned to C-P.

RECOMMENDATION

Approval of the proposed replat, subject to the property first being rezoned to C-P

ATTACHMENTS

- Locator aerial and topographic maps
- Reduced copy of plat

SITE HISTORY

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

SITE CHARACTERISTICS

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

UTILITIES & SERVICES

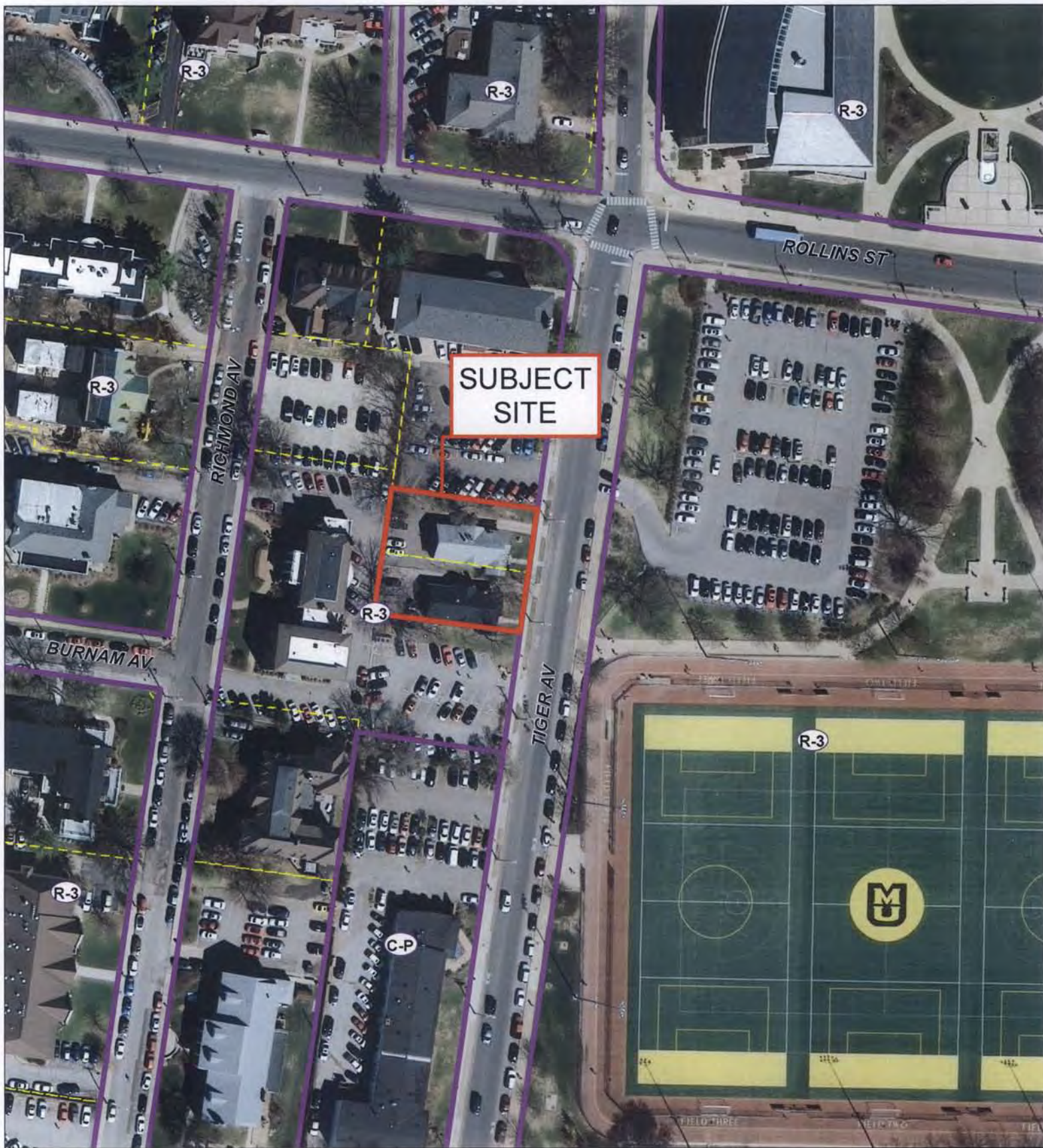
All City utilities and services are available to the site.

ACCESS

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

PARKS & RECREATION

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



14-154: Alpha Chi Omega Subdivision Plat 1 Replat



Parcels



Columbia City Limit



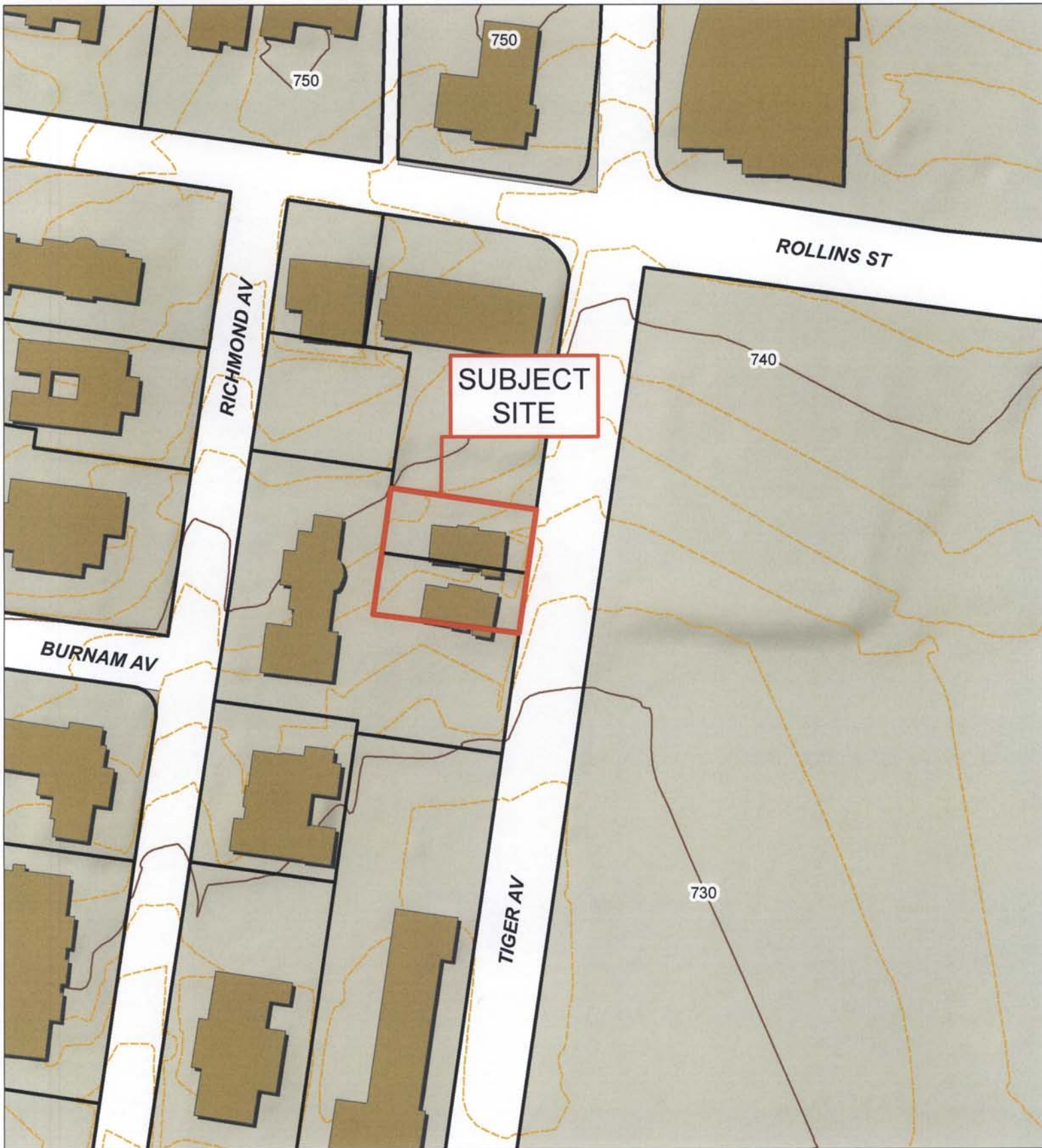
Hillshade Data: Boone County GIS Office

Imagery: Boone County Assessor's Office, Sanborn Map Company

Parcel Data Source: Boone County Assessor

Created by The City of Columbia - Community Development Department

0 45 90 180
Feet

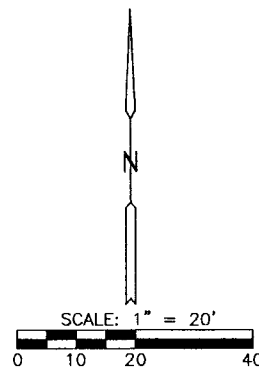


14-154: Alphi Chi Omega Subdivision Plat 1 Replat



- 10 Foot Contour Lines
- - - 2 Foot Contour Lines
-  Parcels
-  Columbia City Limit

AUGUST 11, 2014



MINUTES

PLANNING AND ZONING COMMISSION MEETING

SEPTEMBER 4, 2014

Case No. 14-158 and 14-154

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 Ave.

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

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

Staff recommends approval of rezoning subject to:

1. SOI being amended to further restrict the "commercial parking for automobiles and light trucks" so it shall only be used by tenants of residential uses, including apartment houses, fraternity and sorority houses, and dormitories.
2. Approval of the C-P development plan subject to:
 - a. Approval of a variance to Section 29-17(d)(6)
 - b. Denial of the proposed variances from Section 29-25(5) and 29-30(h)(1)

Staff recommends approval of plat subject to the property being first zoned to C-P.

DR. PURI: Commissioners? Mr. Stanton?

MR. STANTON: What would be the preferred method, Staff, to address these? Would you like three motions or --

MR. MACINTYRE: You could address them -- well, I'm trying to think how you did it last time. I think, typically, we would have a separate motion on the C-P rezoning and development plan and then another one on the approval of the plat -- the platting action. I think we may have done it a little differently last time, but certainly we have found that there are multiple ways -- more than one way to skin a cat so to speak.

DR. PURI: Any other questions, Commissioners, of the staff? Okay. Seeing none. We will open the hearing to public input.

PUBLIC HEARING OPENED

DR. PURI: Please approach the podium, state your name and address, and --

MR. SNIDER: Thank you. My name is Thomas Snider. I live at 5671 South Shortline Drive, Columbia, Missouri. And if it pleases the Commission and Staff, I do have a few comments. I am the president of the Chi Mu Alumni Association Nonprofit Corporation. It came into existence in the 1940s. There are 6,000 members nationwide; 185 city residents live here in Columbia. The sole purpose of our

organization is to provide residential housing to the members of the Phi Gamma Delta Fraternity. That is approximately 140 active members on campus. It is one of the largest fraternities on campus; third in grade point average, if it means anything, last semester. They currently reside at 600 Rollins. And as the staff has indicated, the Planning and Zoning Commission -- you all -- unanimously approved this exact request back in May. It was denied by the City Council in July. The City Council's predominant concerns were that the proposal allowed to increase open parking downtown. It also contributed to the concept of a commuter campus at the University of Missouri and it also had associated concerns with traffic congestion and moving away from biking and walking and busing. And certainly the City Council had concerns about that. Those are valid concerns. We don't dispute that. We failed to anticipate those. We failed to adequately address those both in the record, which is again why we are here and why I am talking to you today. And we also failed to address those adequately in our public comments to the Council. But the information that was not aware to the Planning and Zoning Commission -- was not made aware to the Planning and Zoning Commission and was not made aware to the City Council has now become very relevant. And that is why we are back here. Luckily, they have allowed us to come back within that one-year buffer period, and here we are. And I'd like to make a short record before the Commission today, and I'll try to keep it brief. Our proposal, if you look at the broader picture, does not increase open parking spaces in the Greek Town area. There are three properties involved in the big picture overall project that Chi Mu Alumni Association is pursuing. Tiger Avenue and the rezoning proposal that is before you today is a linchpin in that project coming to fruition. If the rezoning is approved, we will exchange Tiger Avenue properties for the 503 Rollins, which is a parking lot that is owned by Alpha Chi Omega Sorority. Concurrently with that, if the rezoning is approved, we will purchase -- and we have contracts in place for both of these transactions. The only contingency that is left open is this rezoning process. We have contracts in place to purchase 505 Rollins, which is right next to 503 Rollins, the Alpha Chi Omega parking lot. That will allow us to acquire -- my organization to acquire a large adjacent footprint on which to build a brand new fraternity house. That fraternity house, by the way, is estimated to cost between \$4.5 and \$5.5 million. It is going to be an elite -- an elite cornerstone column ornate fraternity house on a corner that needs improved, quite frankly, from a pure curb appeal perspective. The City of Columbia is going to realize the benefit of that investment, not only in the cost of construction -- again, \$4.5 to \$5.5 million, but also in the cost of the land acquisition, which is an additional \$2.5 million, if you can believe that. There will be workers; there will be contractors; there will be engineers; there will be suppliers that will benefit from that investment. The third ward -- or, excuse me, the first ward will realize the benefit of that investment. There will be sales taxes on those supplies. The City will benefit from this investment. In addition to that you are going to add, again, to the mystic of the Greek Town area. Some of you may or may not know, but there are tens of thousands of people who come back to the City of Columbia throughout the year to visit Greek Town. It happens. And this is going to contribute to that. It's going to make a cornerstone -- beautiful facility at that corner, which by the way is very visible from Providence Road. Our proposal will not increase open parking spots; it will

decrease them. When you subtract the open parking spots that currently exist at 503 and 505 Rollins, that -- when you take those away and put a fraternity house there with underground parking and then you put in a 33-spot parking lot at Tiger Avenue, which replaces 10 spots on that lot that currently exists, the net effect is a reduction of 13 open parking spots. In addition, commuter campus, that concern, in all fairness to the Council, it is a legitimate concern, but it is not applicable to this proposal. Each and every single parking spot that is currently out there right now and each and every parking spot that will be there in the future, if this proposal is approved, is going to be utilized by members of the Alpha Chi Sorority and the Phi Gamma Delta Fraternity that I represent, and they are on-campus residents. They live on campus, and they will not be driving back and forth to class. The cars are stored there and they are barely used because Greek Town, quite frankly, is the most walked and biked community in the entire city. In addition, no person or family is going to be displaced by this project. These are boarding houses; they are rental units. No lease has been terminated in advance of the expiration of the lease. The Tiger Avenue property is not leased currently, and quite frankly, my organization has 98 percent of the tenants in the 505, and we're not going to -- at 505 Rollins, and we're not going to displace our own members. So with respect, finally, to the variances, again, you all have reviewed that. You've seen that. You've voted on that. Nothing has changed on that. And all of the information that we provided to you initially on that is still valid. I would appreciate it if you can again unanimously approve our proposal. If you have any questions, I'd be happy to answer them.

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

MR. SNIDER: Thank you.

DR. PURI: Anybody else wishing to speak on this matter? I see no one.

PUBLIC HEARING CLOSED

DR. PURI: Commissioners, discussion? Any motions?

MS. BURNS: Well, I made the motion last time, so I'll do it again. I don't think anything has changed from what we approved. I think we did it backwards last time, so is there a preferred order from the staff as far as Case 14-154 or Case 14-158?

MR. MacINTYRE: The order doesn't -- the order is not so important as the grouping. I would suggest that since 14-158 encompasses the rezoning and the C-P plan, that should be done as one motion, and the plat as a separate motion.

MS. BURNS: Okay. Thank you. Then I would like to repress -- request approval with the variances. And I think the two that we are talking about -- variance from requirement of the paved areas over 1,500 square feet within 50 feet of residential uses and the variance from the requirement that no parking shall be provided within six feet of adjoining residentially zoned lots, what the applicant is asking for. I would recommend approval of the request by Chi Mu Alumni Association to rezone 0.27 [sic] acres of land from R-3 to C-P, and approve a C-P plan development to be known as the "Alpha Chi Omega C-P Plan".

MR. STANTON: Second.

DR. PURI: Mr. Stanton, second. Ms. Burns made the motion. May we have roll call, please.

Roll Call Vote (Voting “yes” is to recommend approval.) Voting Yes: Ms. Burns, Mr. Lee, Ms. Loe, Dr. Puri, Mr. Reichlin, Mr. Stanton, Ms. Russell. Motion carries 7-0.

DR. PURI: The motion carries.

MR. LEE: The motion carries and will be sent to Council.

DR. PURI: All right. The next item is the 14-154.

MS. BURNS: Okay. I would like to request approval of the Case 14-154, a request by Chi Mu Alumni Association for approval of a one-lot replat of R-3 zoned land to be known as “Alpha Chi Omega Subdivision Plat 1”. It is a 0.28-acre subject site and located on the west side of Tiger Avenue.

MR. STANTON: Second.

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

MR. LEE: Sure.

Roll Call Vote (Voting “yes” is to recommend approval.) Voting Yes: Ms. Burns, Mr. Lee, Ms. Loe, Dr. Puri, Mr. Reichlin, Mr. Stanton, Ms. Russell. Motion carries 7-0.

MR. LEE: The motion carries.

DR. PURI: All right. We have approval on both of those case items. Staff, is that okay the way it was done? Are you satisfied?

MR. MacINTYRE: Absolutely.

DR. PURI: All right.