

Source: Public Works

Agenda Item No: REP 142-13

To: City Council

From: City Manager and Staff

Council Meeting Date: Sep 16, 2013

Re: Possible Parking Prohibition on Sandifer Avenue

**EXECUTIVE SUMMARY:**

Staff has prepared for Council consideration a report concerning a possible parking prohibition along the southwest side of Sandifer Avenue due to access issues.

**DISCUSSION:**

In June of 2013, staff received a request to address parking issues along Sandifer Avenue. The street was crowded with parking making it difficult to navigate. Staff contacted the Fire Department regarding access along Sandifer Avenue, and after conducting a field inspection concluded that access could be an issue due to parking along both sides, and the street only 25 feet wide (see attached e-mail and photos).

In July, staff sent a letter to 14 property owners along Sandifer Avenue seeking feedback as to a possible parking prohibition on one side of the street. Eleven responses were received via an on-line survey, with 82% of responses in favor of prohibiting parking somewhere along Sandifer Avenue, and 50% of responses agreed that parking should be prohibited along one side of Sandifer Avenue. Residents expressed concern regarding non-residents parking along the street, resulting in residents not being able to utilize on street parking.

Sandifer Avenue is located within the Benton-Stephens overlay zoning district. Concerns of a residential parking by permit only (RPPO) program may be resolved with the Benton-Stephens RPPO program that is currently being studied. At this time, staff is recommending parking be prohibited along the southwest side of Sandifer Avenue.

**FISCAL IMPACT:**

\$225.00 from the Street Maintenance budget for materials, equipment, and labor.

**VISION IMPACT:**

<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

A network of safe roadways in and around the City will provide sustainable, efficient mobility to vehicular travel and other modes in a complimentary manner.

**SUGGESTED COUNCIL ACTIONS:**

If Council agrees with staff recommendation, direct staff to prepare an ordinance amending Section 14-324 of the City code to prohibit parking along the southwest side of Sandifer at all times.

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$0.00	New Program/ Agency?		Federal or State mandated?	
Amount of funds already appropriated	\$0.00	Duplicates/Expands an existing program?		Vision Implementation impact	
Amount of budget amendment needed	\$0.00	Fiscal Impact on any local political subdivision?		Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		Resources Required		Vision Impact?	Yes
One Time	\$225.00	Requires add'l FTE Personnel?		Primary Vision, Strategy and/or Goal Item #	13.3
Operating/ Ongoing	\$32.00	Requires add'l facilities?		Secondary Vision, Strategy and/or Goal Item #	
		Requires add'l capital equipment?		Fiscal year implementation Task #	





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## Sandiffer Avenue

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Brad Fraizer <blfraize@gocolumbiamo.com>

Wed, Jul 10, 2013 at 11:08 AM

To: Lee White <wlwhite@gocolumbiamo.com>

Cc: Richard Stone <RLSTONE@gocolumbiamo.com>, "Witt, Charles" <cpw@gocolumbiamo.com>, "White, Randall" <rew@gocolumbiamo.com>

Lee

Fire crews went to Sandifer this morning and took the attached photographs. As you can see in the photos there is very little room between the fire truck and parked cars making it difficult to even open the doors to get out of the truck. The other concern is our inability to extend the trucks outriggers that stabilize it when using the aerial device.

We support prohibiting parking along the south side of the street.

Please let me know if you need additional information.

On Wed, Jul 10, 2013 at 7:49 AM, Lee White <wlwhite@gocolumbiamo.com> wrote:

Brad,

I have been informed of a parking concern along Sandiffer Avenue. There is a large amount of parking on both sides of the street. I was wondering if you could take a look at this sometime in the next week and let me know if you think you could get a fire truck down this street? The pavement is about 25 feet wide.

I am looking at pursuing a parking restriction along the south side. Take a look at Sandiffer Avenue and see if you think prohibiting parking along the south side would be necessary for driving a fire truck on this street. I will include your opinion along with any reports, as it is valued.

If you have any questions or concerns feel free to contact me.

Thanks,

Lee White, P.E.  
City of Columbia, Public Works  
Tel: (573)-874-7250  
Fax: (573)-874-7132  
E-mail: wlwhite@gocolumbiamo.com

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**Battalion Chief Brad Fraizer, CFI**  
**Fire Marshal and Public Information Officer**  
**Columbia Missouri Fire Department**  
**201 Orr Street**  
**Columbia, MO 65201**







# 11 responses

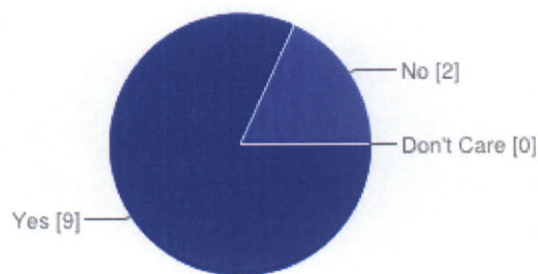
[View all responses](#)[Publish analytics](#)

## Summary

### Address

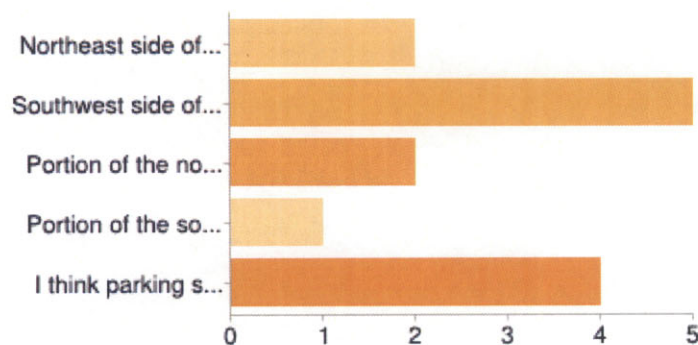
1615 Paris, 902 Sandifer, 1611-1613 Paris, 1614 Paris, 1609 Paris, 1607 Paris, 1605 Paris  
 904 Sandifer Ave 908 Sandifer 907 Sandifer 906 Sandifer 912 sandifer 914 Sandifer  
 Ave. 905 Sandifer Avenue

### Should parking be prohibited anywhere along Sandifer Avenue



Yes	9	82%
No	2	18%
Don't Care	0	0%

### Please check the boxes where you think parking should be prohibited



Northeast side of Sandifer Avenue (entire length)	2	14%
Southwest side of Sandifer Avenue (entire length)	5	36%
Portion of the northeast side of Sanifer Avenue	2	14%
Portion of the southwest side of Sandifer Avenue	1	7%
I think parking should continue to be allowed along both sides of Sandifer Avenue	4	29%

**Please provide any additional information you feel is necessary**

The business on the corner of Sandifer and Paris Rd. should provide parking for its employees. The southwest side should be kept free of cars because there is no sidewalk there. Also, there should be a no parking sign near the fire hydrant at the end of the block (near the RR tracks). I think street parking should be residential only, not commercial. I own 907 Sandifer and went there last week to check on a tree that needs to be cut down. Cars lined both sides of the street, one (a green Jeep) was so far into my drive I could barely get in and I could barely negotiate getting into the drive since there was so little room in the roadway. I've owned this house for many years and we've never had a parking problem on the street. I am not sure who all the cars belong to but I suspect they belong to employees of the Tiger Tots day care around the corner (at least one did as it had their logo on the car). They need to park in their lot, not on the street. Thank you. The one element that makes parking and driving on Sandifer Avenue an issue is its use by the employees of Tiger Tots. That several of the employees of this establishment park on both sides of Sandifer almost renders the street a parking lot from 9 a.m. to 5:30 p.m., Monday - Friday. For this reason, it would be meaningful to establish the parking that remains as resident-only, with special dispensation for guests of residents. In fact, if the city were to make the street resident-only parking, there would be no real need to prohibit parking on either side. Nevertheless, speaking as a resident, I would be more than happy to park on either one side of the street or the other, so long as my ability to park within reasonable distance from my house on my street is not frustrated by Tiger Tots employees. However, should parking on one side of the street be prohibited, the problem might become that those employees would regularly crowd out the residents, forcing them to seek parking spots on side streets and leading to increased foot traffic across Paris Road. I would also recommend that Sandifer be residential parking ONLY (that is, only for people who live on Sandifer or guests of Sandifer residents). The problem stems entirely from Tiger Tots. To be clear about the location of where parking should be prohibited, I would prefer the NE side, but the SW side would work just as well on general principle. Prohibiting parking on one side of the street will NOT solve the current problem. The current problem is that residents and visitors of residents on Sandifer Ave have nowhere to park between 7am-6pm because Tiger Tots employees take up the ENTIRE street. Tiger Tots has two parking lots, yet their employees park directly in front of my house so that there is nowhere to park when my spouse or I return home from work except perhaps to park in front of my own driveway. Prohibiting parking on one side of the street will only ensure that residents will be the losers in this decision, and we are the ones that brought this problem to the City's attention in the first place. I do agree that parking should most definitely be prohibited near the entrance of Sandifer on both sides so that safe entry to and from Paris Rd can occur. Ideally, parking on Sandifer should be given priority to RESIDENTS rather than employees of a business that resides on Paris Road. RESIDENT PARKING ONLY signs would be the ideal solution here. Ideally, I'd like resident parking only on the Northeast side, while allowing parking on the Southeast side. The next best thing is a parking ban on the Southwest side. Tiger Tots employees park along Sandifer and the residents can't park.

Driveway has been blocked multiple times. Trucks have parked in driveway. Tiger Tots people should park along Paris Road. Nurse comes to house and has trouble accessing the residence. Parking should be prohibited at the entrance to Sandifer. The Bike lanes along Paris Road make it nearly impossible to park there, especially when you include the dangerous speed of traffic along that road. Should parking be banned entirely on one side of the street or another, those individuals will then be forced to take their chances with parking on Paris road, making it more congested. Or they may be forced to park somewhere else across Paris, increasing the pedestrian count across a busy 2 lane street where, if cars are parked, will have numerous sight impairments. I have spent a lot of time and money putting in a driveway at 1615 Paris Road and making improvements to the drive between 902 and 904 Sandifer as well as at 1611-1613 Paris to ease congestion at the end of the street. That has worked very well. To make the proposed changes on Sandifer will result in a more dangerous and congested Paris Road. Please feel free to contact me at 573-881-3961 to discuss further and I wish to be notified when public testimony is to be heard. Paul Prevo, Owner Market Ready LLC Tiger Tots Child Development Center Tiger Tots Academy of Early Learning We encourage you to pursue the parking that has been an issue on Sandifer since the day care has been in operation. We realize that prohibiting parking along an entire length of Sandifer will just "push" the employees to park along the northeast side. That being said, there is currently "no parking" on both sides of Sandifer from Paris to the 1st driveways on either side of Sandifer. We hope that will stay in place. Accessing Paris was a challenge prior to these signs. Vehicles would be parked so close that visibility to Paris was compromised. If the employees of the day care were allowed to park on the lots that are owned by the day care thru the day rather than keeping that open would alleviate a lot of the parking issues on Sandifer as well. After 6PM the street is fairly empty....but arriving home at 5:15 can be disappointing to find no place to park. Thank you very much for your contact and allowing us our input. Diane Buchmann Matt Fenton 904 Sandifer Ave 573/875-4292 Residents and their guests should be allowed to park, however the real problem is the day care center which is on the corner of Paris road and sandifer. The business now has five buildings with a 10 car lot in the front. They don't park in that lot ( I assume to allow for pick up and drop off of children). The problem arises when many if not most of their employees park all day long on sandifer. I have witnessed many times people from the day care driving down the street and parking and walking to the day care. That is the problem for the residents. There should be NO PARKING for businesses and for residential parking only. Thank You Residents only! There are 2 businesses on Paris Road that use this street as parking, sometime all day long. This is a short dead end street, so traffic is not a problem. Where are the residents to park if one side is eliminated? This will cause more problems for an already difficult situation.

## Number of daily responses



