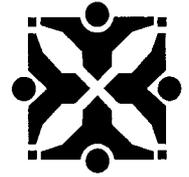


City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 189-14

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 7, 2014

Re: Alpha Chi Omega Subdivision Plat - final minor plat (Case #14-95)

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance.

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

Executive 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 #14-95)

Discussion

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 development. 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 standard, and so this plat should not be approved until the concurrent request to rezone the property from R-3 to C-P is approved.

At its meeting on June 19, 2014, the Planning and Zoning Commission voted unanimously (8-0) to recommend approval of the proposed plat. There was no discussion among Commissioners, and no members of the public spoke on this request.

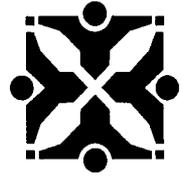
A copy of the Planning and Zoning Commission staff report, including locator maps, a copy of the plat, and meeting excerpts are attached.

Fiscal Impact

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

City of Columbia

701 East Broadway, Columbia, Missouri 65201



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 the concurrent request to rezone the property from R-3 to C-P.

Legislative History

N/A

A handwritten signature in black ink, appearing to be 'Z. H. 2017', written over a horizontal line.

Department Approved

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

City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 189-14

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 June 17, 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

City of Columbia

701 East Broadway, Columbia, Missouri 65201



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
June 19, 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 #14-95)

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 July 21. 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

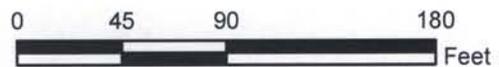
Report prepared by Steve Machtyre; approved by Patrick Zenner



14-95: Alpha Chi Omega Subdivision Plat 1 Replat



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





14-95: Alpha Chi Omega Subdivision Plat 1 Replat



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

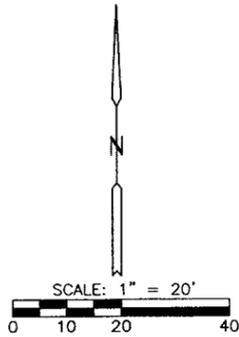


ALPHA CHI OMEGA SUBDIVISION PLAT 1

A REPLAT OF LOT 60 AND PART OF LOTS 59 & 61, LAGRANGE PLACE
MAY 12, 2014



LOCATION MAP
(NOT TO SCALE)



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) FROM GPS OBSERVATIONS.

LEGEND

- IRON PIPE (UNLESS NOTED OTHERWISE)
- E EXISTING 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
- S SET 1/2" REBAR WITH CAP (UNLESS OTHERWISE NOTED)
- I.P. IRON PIPE
- RE. REBAR
- (REC.) RECORD MEASUREMENT
- X_{DH} DRILL HOLE WITH CHISELED "+"
- - - - - FENCE

NOTES

1. THIS PLAT CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
2. RECORD TITLE INFORMATION FOR THIS PLAT WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, TITLE COMMITMENT 1305828, DATED AUGUST 13, 2013.

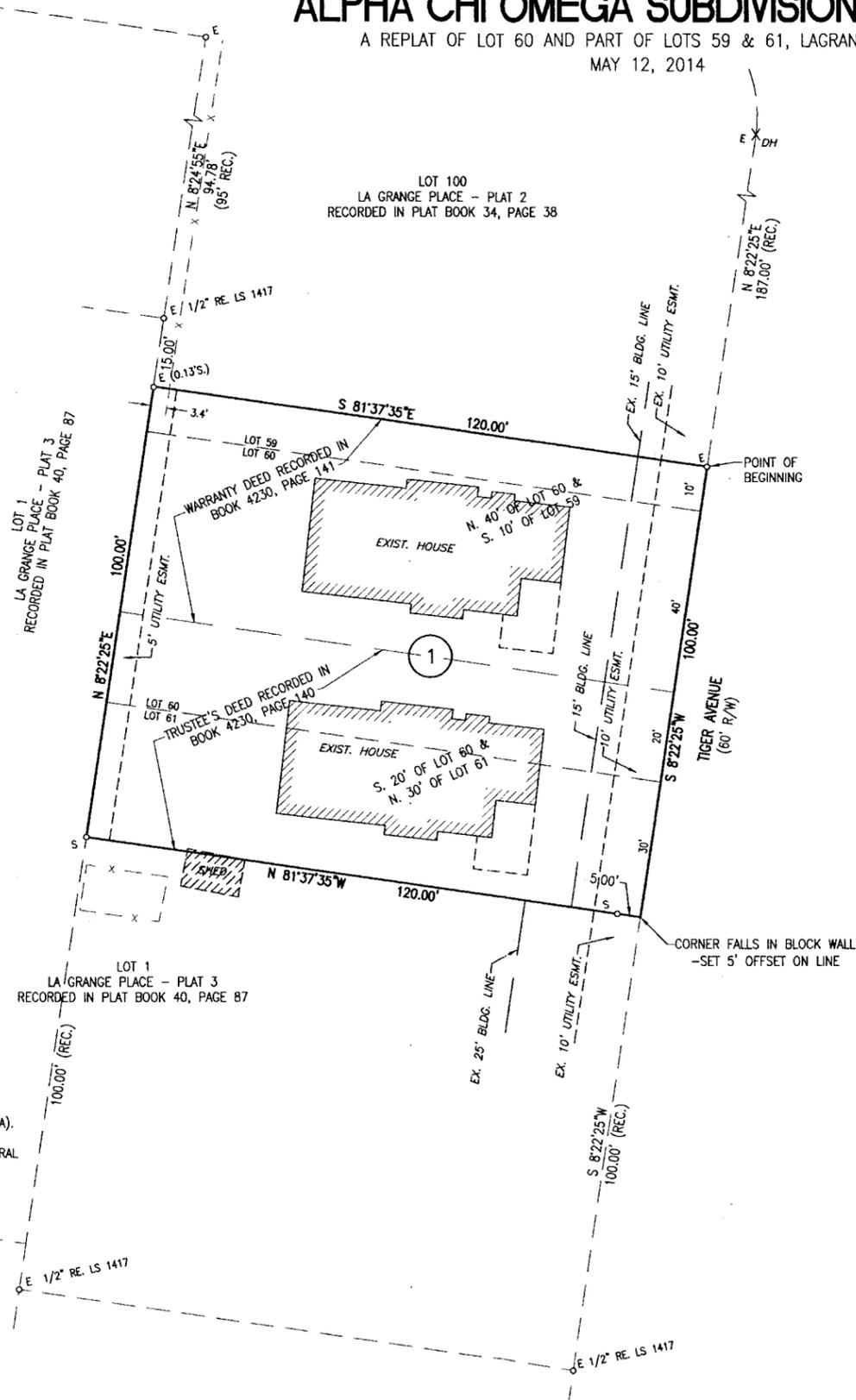
APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2014.

DR. RAMAN PURI, CHAIRPERSON

APPROVED BY THE COLUMBIA CITY COUNCIL THIS _____ DAY OF _____, 2014.

ROBERT McDAVID, MAYOR

SHEELA AMIN, CITY CLERK



STREAM BUFFER STATEMENT

AS PER U.S.G.S. QUAD MAP "COLUMBIA", THIS PLAT 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.

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS SHOWN BY FIRM MAP NO. 29019C280D, DATED MARCH 17, 2011.

KNOW ALL MEN BY THESE PRESENTS

CHI MU ALUMNI ASSOCIATION, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, THOMAS B. SNIDER, PRESIDENT OF CHI MU ALUMNI ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED.

EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

CHI MU ALUMNI ASSOCIATION

THOMAS B. SNIDER, PRESIDENT

STATE OF MISSOURI } SS

COUNTY OF BOONE

ON THIS _____ DAY OF _____, IN THE YEAR 2014, BEFORE ME, KIM KEMPFF GERLACH, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED THOMAS B. SNIDER, PRESIDENT OF CHI MU ALUMNI ASSOCIATION, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

KIM KEMPFF GERLACH, NOTARY PUBLIC
MY COMMISSION #11300914
EXPIRES OCTOBER 9, 2015

CERTIFICATION

A REPLAT OF THE SOUTH 10 FEET OF LOT 59, ALL OF LOT 60 AND THE NORTH 30 FEET OF LOT 61, ALL IN LAGRANGE PLACE, AN ADDITION TO THE CITY OF COLUMBIA, MISSOURI, RECORDED IN PLAT BOOK 2, PAGE 17, BEING THE TRACTS 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, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LA GRANGE PLACE - PLAT 2, RECORDED IN PLAT BOOK 34, PAGE 38, BEING THE NORTHEAST CORNER OF SAID TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4230, PAGE 141; THENCE WITH THE LINES OF SAID TRACT AND THE LINES OF THE TRACT DESCRIBED BY THE TRUSTEE'S DEED RECORDED IN BOOK 4230, PAGE 140, S8°22'25"W, 100.00 FEET; THENCE N81°37'35"W, 120.00 FEET; THENCE N8°22'25"E, 100.00 FEET; THENCE S81°37'35"E, 120.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.28 ACRES.

I HEREBY CERTIFY THAT I SURVEYED THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY
ALLSTATE
CONSULTANTS

STATE OF MISSOURI } SS
COUNTY OF BOONE

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 17th DAY OF June, 2014.

KIM KEMPFF GERLACH

NOTARY PUBLIC
MY COMMISSION #11300914
EXPIRES OCTOBER 9, 2015



James R. Jeffries
JAMES R. JEFFRIES, PL 2500
JUNE 17, 2014
DATE



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.