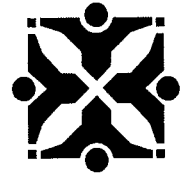


City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 300-14

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 15, 2014

Re: Alpha Chi Omega C-P Plan - development plan & rezoning requests (Case 14-158)

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

If approved, 0.27 acres of R-3 zoned land would be rezoned to C-P and a C-P development plan would be established allowing for the construction of an off-site surface parking lot to serve the Alpha Chi Omega sorority which is located approximately 90 feet south of the subject site. 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 #14-158)

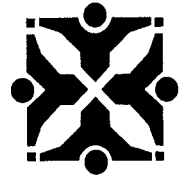
Discussion

This is an identical resubmission of a request that was defeated by Council on July 21, 2014 (Case 14-94). On August 4th, Council voted to waive the one-year waiting period for identical proposals to be reconsidered (Section 29-34.(a)(1)a. of the City Code). The decision was in response to new information provided by the applicant, which suggests that the proposal will facilitate a land swap that will accommodate construction of a new fraternity house at the northeast corner of Rollins and Fifth Streets, resulting in a net decrease of 13 off-street parking spaces in Greek Town (see attached letter).

The applicant is proposing to rezone the subject site to C-P (Planned Business District) and seeks approval of 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 off-site parking area for the members of Alpha Chi Omega sorority. The current off-site 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.

City of Columbia

701 East Broadway, Columbia, Missouri 65201



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 on-site 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.

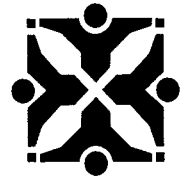
The proposed variances are as follows:

- 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.

At its September 4, 2014 meeting, the Planning and Zoning Commission voted unanimously (7-0) to recommend approval of the requested C-P rezoning and development plan, including all of the above-mentioned variances. There was no discussion by Commissioners. Representatives for the applicant and the Chi Mu Alumni Association spoke in favor of the request, pointing out that the request is needed to facilitate a land swap that will accommodate construction of a new fraternity house and an overall reduction in surface parking in Greek Town. All who spoke were in favor of the request as submitted, including the proposed variances.

City of Columbia

701 East Broadway, Columbia, Missouri 65201



A copy of the Planning and Zoning Commission report, including letters, 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.

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

A previous rezoning and C-P development plan 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 300-14

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; 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 August 27, 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 residential tenants. 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

Statement of Intent Worksheet

For office use:

| | | |
|---------------------|------------------|-------------------|
| Case #: 14-24158 | Submission Date: | Planner Assigned: |
|---------------------|------------------|-------------------|

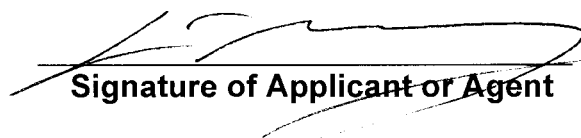
Please provide the following information, which shall serve as the statement of intent for the proposed planned district zoning:

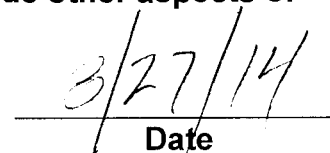
1. The uses proposed.
APARTMENT HOUSES, FRATERNITY & SORORITY HOUSES AND DORMITORIES,
COMMERCIAL PARKING FOR AUTOMOBILES & LIGHT TRUCKS, AND PARKING GARAGES
2. The maximum gross square feet of building floor area proposed. If **PUD** zoning is requested, indicate type(s) of dwelling units & accessory 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


Date



**City of Columbia
Planning Department**

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

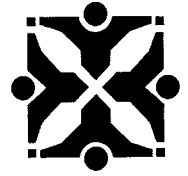
Design Parameters Worksheet

For office use:

| | | |
|---------|------------------|-------------------|
| Case #: | Submission Date: | Planner Assigned: |
| 14-158 | | |

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
September 4, 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 #14-158)

SUPPLEMENTAL DISCUSSION

This is an identical resubmission of a request that was defeated by Council on July 21, 2014 (Case 14-94). On August 4th, Council voted to waive the one-year waiting period for identical proposals to be reconsidered (Section 29-34.(a)(1)a. of the City Code). The decision was in response to new information provided by the applicant, which suggests that the proposal will facilitate a land swap that will accommodate construction of a new fraternity house at the northeast corner of Rollins and Fifth Streets, resulting in a net decrease of 13 surface off-street parking spaces in Greek Town (see attached letter).

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

DISCUSSION

The applicant is proposing to rezone the subject site to C-P (Planned Business District) and obtain approval of 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
- Design Parameters
- Statement of Intent
- Letters from adjoining property owners

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/Legal 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 |

SURROUNDING LAND USES

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

UTILITIES & SERVICES

| | |
|-----------------|--------------------------|
| Sanitary Sewer | City Public Works |
| Water | City Water & Light |
| Electric | City Water & Light |
| Fire Protection | Columbia Fire Department |

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

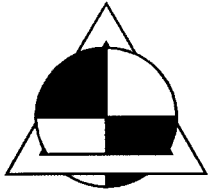
| | |
|-------------------------|--------------------------------------------------------------|
| Neighborhood Parks | Grasslands Park is 2,000 feet west of site |
| Trails Plan | No existing or proposed trails adjacent to site |
| Bicycle/Pedestrian Plan | No existing or proposed bike/ped facilities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

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 August 26, 2014.

| | |
|-----------------------------------------|--------------------------------------------------------------------------------|
| Public Information Meeting Recap | Number of attendees: Applicant's representatives Comments/concerns: None |
| Neighborhood Association(s) | N/A |
| Correspondence Received | Letters from adjoining property owners (carried forward from previous request) |

Report prepared by Steve MacIntyre; approved by Patrick Zenner



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August 11, 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

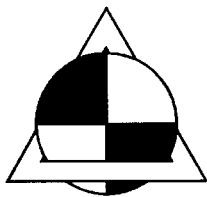
Dear Mr. Teddy;

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 along with proposed uses. The Association proposes to raze the existing houses, rezone the property from R-3 to C-P to construct a parking lot. If approved, the CHI MU Alumni Association will construct the parking lot and transfer ownership of this lot to the Alpha Chi Omega Sorority for their use as student assigned parking for members living in their on-campus house. In return, the Alpha Chi Omega Sorority will transfer ownership of their existing parking lot located at 503 Rollins Street to the CHI MU Alumni Association for the purpose of constructing a fraternity house for the Phi Gamma Delta Fraternity. Also, the Association has contracted to purchase the existing house on the adjacent lot (505 Rollins Street) to utilize for the new fraternity house.

Presently the parking lot at 503 Rollins Street is used by the Alpha Chi Omega Sorority and its location is several blocks away from the Sorority house. The Sorority is greatly concerned about safety issues when members are traversing the distance from the parking lot to the Sorority house where the members live when coming from work or other duties late at night. The proposed parking lot on Tiger Avenue would be almost adjacent to the Sorority house and would alleviate the safety concerns for the most part. It should be noted that the proposed parking lot is viewed as a transitional use for the Sorority as this lot in the future may be used for the construction of a multi-story parking structure.

The existing houses located at 809 and 811 Tiger Avenue 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.

As previously stated, if the rezoning proposal is approved, the CHI MU Alumni Association has plans to construct a new Phi Gamma Delta Fraternity house at 503 and 505 Rollins Street to house 55 - 65 men, **all with covered parking under the building.** The estimated cost of construction for the fraternity house is 4.5 to 5.5 million dollars.



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August 6, 2014

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

Re: 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.

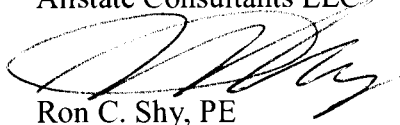
Section 29-30(h)(1) requires a 6' minimum side yard for parking lots abutting residentially zoned land. We are requesting there be no side yard setback requirement for a planned parking lot since the adjacent properties are also used for parking at this time for the surrounding fraternities and sororities.

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.

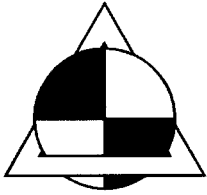
Section 29-25(e)(5) requires screening of paved areas within 50' of a residential use/zoning. We are requesting there be no screening requirement due to the adjacent land being used for parking.

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



ALLSTATE CONSULTANTS

ENGINEERING • PLANNING • SURVEYING • GEOTECHNICAL • INVESTIGATIVE

August 6, 2014

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

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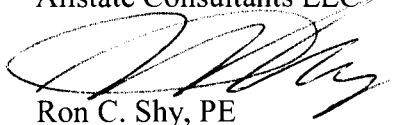
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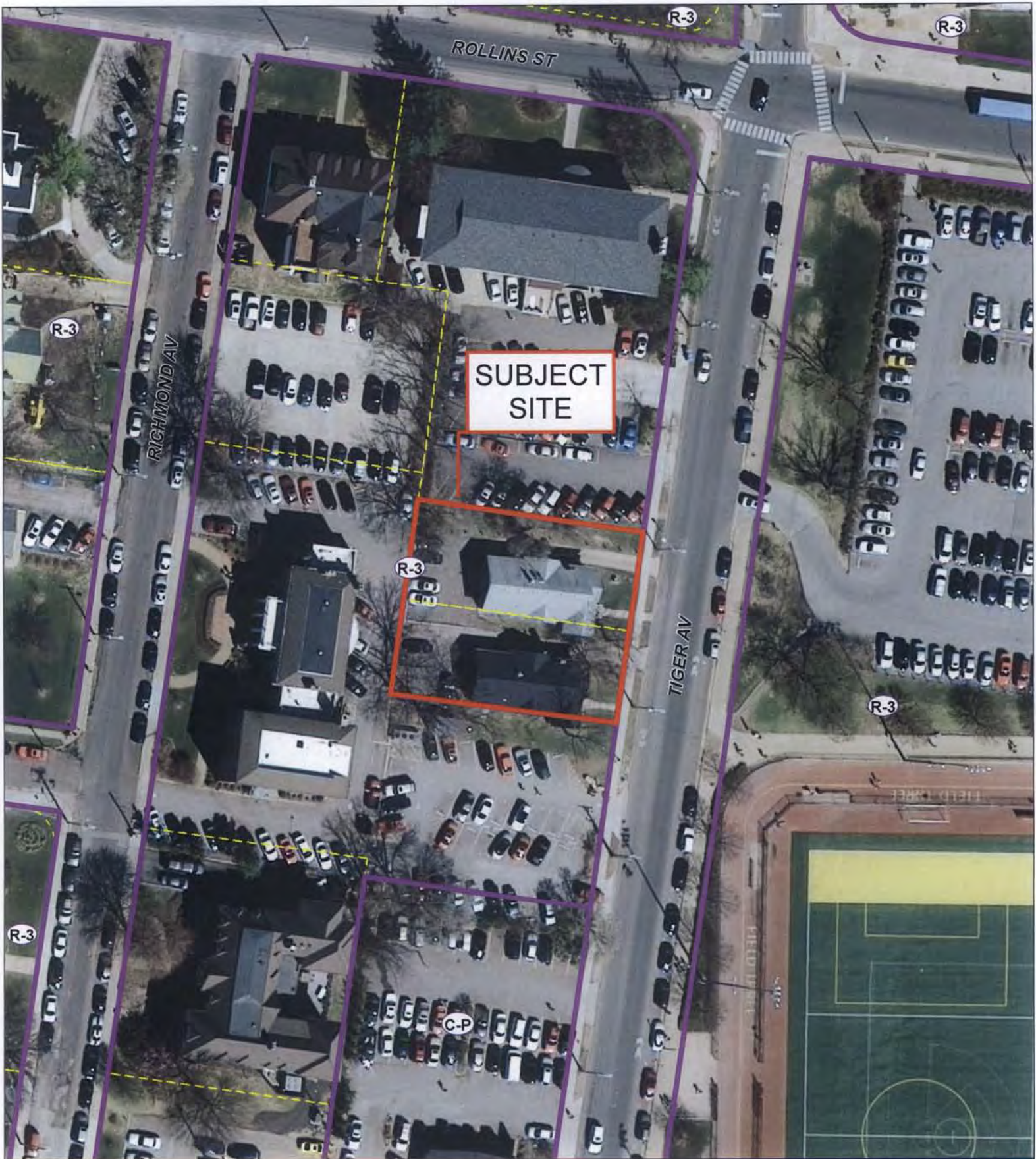
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Sincerely,
Allstate Consultants LLC

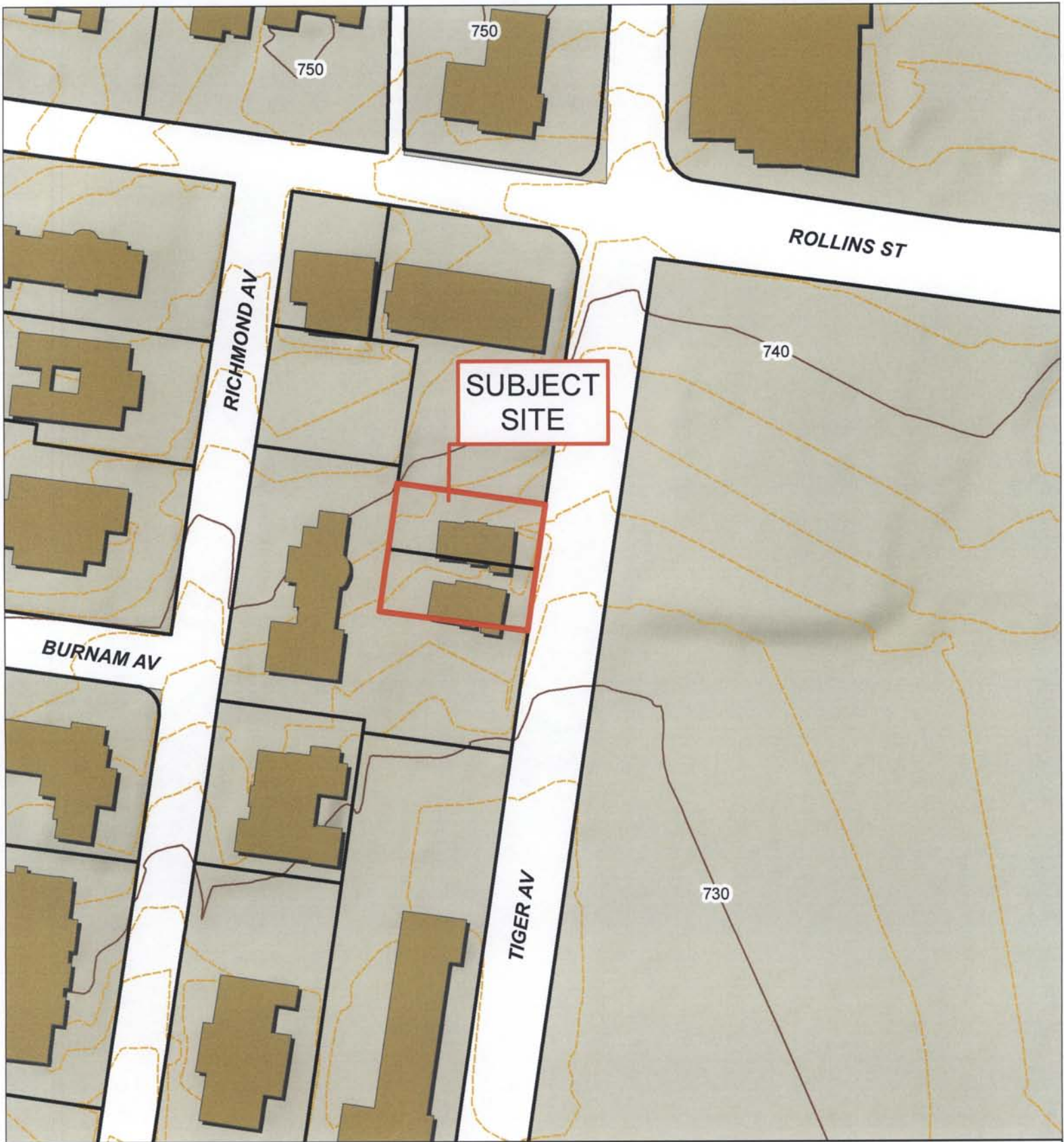


Ron C. Shy, PE



14-158: Alpha Chi Omega C-P Plan Rezoning & Development Plan



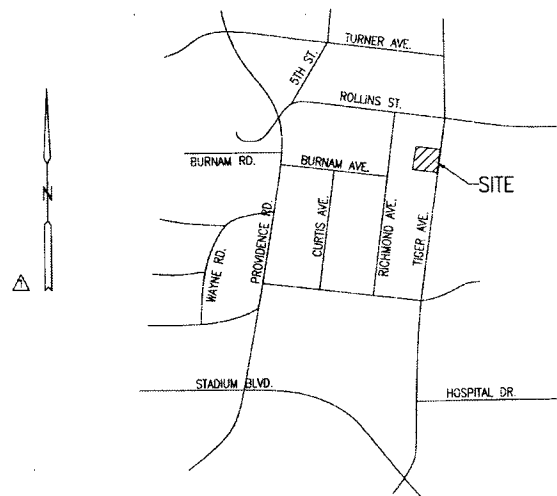


14-158: Alpha Chi Omega C-P Plan Rezoning & Development Plan



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





LOCATION MAP
(NOT TO SCALE)

LEGEND

| | |
|----------------------------------------------------|-------------------------------------------|
| ○ IRON PIPE (UNLESS NOTED OTHERWISE) | ○ MANHOLE |
| ○ 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.) RECORD MEASUREMENT | ○ POWER POLE |
| ○ CENTERLINE | ○ GUY WIRE |
| CONC. CONCRETE | ○ LIGHT POLE |
| FF FINISHED FLOOR | ○ GAS VALVE |
| LS LANDSCAPING | ○ GAS METER |
| — FENCE | ○ ELECTRIC MANHOLE |
| — UNDERGROUND TELEPHONE | — SIGN |
| — SANITARY SEWER | — AIR CONDITIONER UNIT |
| — WATER LINE | — DOWNSPOUT |
| — GAS LINE | — CONIFEROUS TREE |
| — OVERHEAD ELECTRIC | — DECIDUOUS TREE |
| — 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 GUTTER ELEVATION |

SITE BENCHMARK

BENCHMARK IN POWER POLE LOCATED AT THE NORTHEAST CORNER OF THE SITE.
ELEVATION=734.95

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.

PARKING INFORMATION

VEHICLE SPACES PROVIDED = 33

OWNER:

CHI MU ALUMNI ASSOCIATION
227 MADISON
JEFFERSON CITY, MO 65101

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/BUILDING 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) 874-8289
- 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.

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.



UTILITY COMPANIES

LOCATES

MISSOURI ONE CALL INC.
1022 B NORTHEAST DRIVE
JEFFERSON CITY, MO 65105
800-344-7483

TELEPHONE

JEFF CHANDLER
CENTURYTEL
625 CHERRY STREET
COLUMBIA, MO 65201
573-866-3505

NATURAL GAS

BRUCE DARR
AMEREN U.E.
210 ORR STREET
COLUMBIA, MO 65201
573-876-3030

CABLE TELEVISION

BOB BONER
MEDACOM
301 NORTH COLLEGE AVENUE
COLUMBIA, MO 65202
573-875-2192

ELECTRIC

JOHN BLAKEMORE
CITY OF COLUMBIA
WATER & LIGHT DEPARTMENT
COLUMBIA, MO 65201
573-874-7325

WATER

DAVE STORVICK
CITY OF COLUMBIA
WATER & LIGHT DEPARTMENT
COLUMBIA, MO 65201
573-874-7325

SANITARY SEWER

STEVE HUNT
CITY OF COLUMBIA
PUBLIC WORKS DEPARTMENT
COLUMBIA, MO 65201
573-874-7250

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:

6-3-2014



SEAL OF THE ENGINEER AS NOTED HEREIN IS STRICTLY PROHIBITED WITHOUT THE WRITTEN APPROVAL OF ALLSTATE CONSULTANTS, LLC

DATE

5-12-2014

JOB NUMBER

13222.01

SCALE


1" = 10'

SHEET

1

1 OF 5

1. CONTRACTOR SHALL VERIFY EXISTING CONDITION AND LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. CONTACT ENGINEER WITH ANY DISCREPANCIES.
2. ALL UTILITIES MUST BE CUT OFF AND CAPPED PER REQUIREMENTS OF EACH PROVIDER PRIOR TO PROCEEDING WITH DEMOLITION OPERATIONS.
3. NO WORK MAY COMMENCE ON THE SITE UNTIL THE DEMOLITION PERMIT IS APPROVED BY THE CITY OF COLUMBIA.
4. CONTRACTOR MUST MAINTAIN AUTOMOBILE AND PEDESTRIAN PASSAGE ALONG TIGER AVENUE AT ALL TIMES.

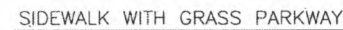
REVISED:
 6-3-2014




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APPROVAL OF
ALLSTATE CONSULTANTS, LLC

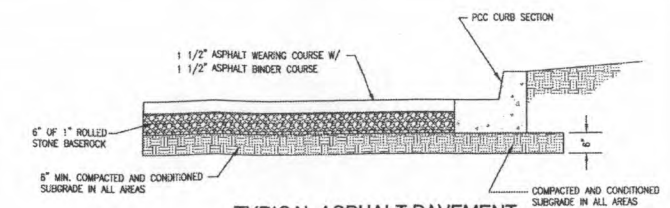
SCALE
1" = 10'

2 OF 5

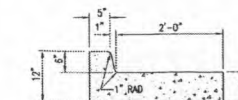


1. SIDEWALK SHALL BE 4" THICK CLASS A CONCRETE.
2. INSTALL 1/2" EXPANSION JOINTS AT INTERSECTIONS, RAMPS, STRUCTURES, DRIVEWAY APPROACHES, OR EVERY 150'.
3. INSTALL TRANSVERSE SAW JOINTS AT SPACING EQUAL TO SIDEWALK WIDTH.
4. STANDARD SIDEWALK PLACEMENT IS 12" FROM RIGHT OF WAY LINE.
5. NO STEEL TO BE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

| | | | |
|--------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|----------|--------|
| 1/1/12 Approved _____ Date _____ Revisions _____ _____ _____ |  City of Columbia Public Works Department | SIDEWALK | 420.01 |
|--------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|----------|--------|



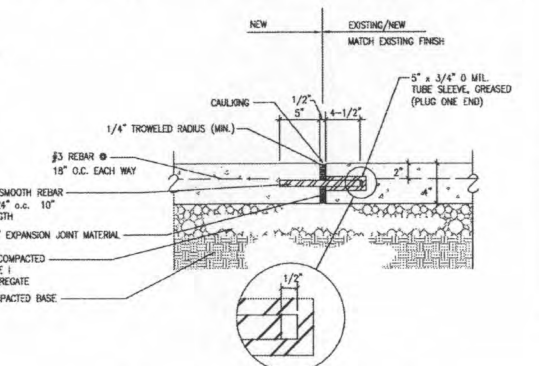
TYPICAL ASPHALT PAVEMENT
PARKING LOT DETAIL (LIGHT DUTY)



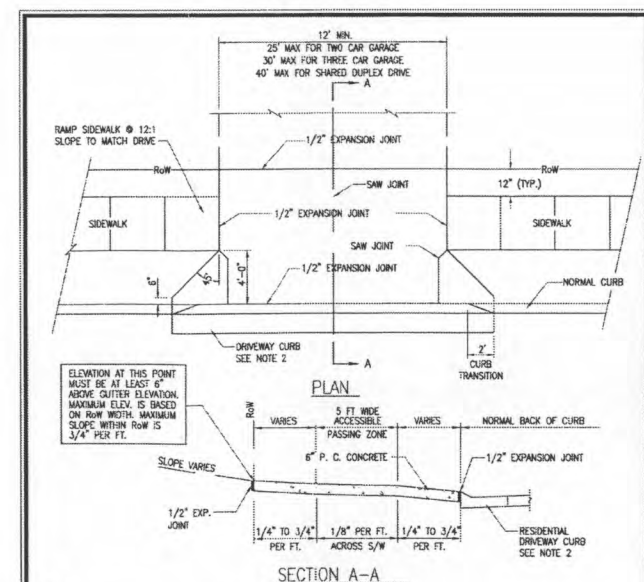
TYPICAL PCC CURB SECTION




EXPANSION JOINT W/O REBAR CONTRACTION JOINT



EXPANSION JOINT W/ REBAR



1. DRIVEWAY APPROACH SHALL BE 6" THICK CLASS A CONCRETE ON COMPACTED SUBGRADE.
2. REPLACE STANDARD CURB & GUTTER 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 ADJACENT SIDEWALKS (EXISTING AND FUTURE) STANDARD SIDEWALK LOCATION IS 1 FT OFF OF ROW LINE.
6. DRIVEWAY APPROACH SHALL PROVIDE A MINIMUM 5% ACCESSIBLE SIDEWALK PASSING ZONE.
7. DRIVEWAY SLOPE AROUND ACCESSIBLE SIDEWALK PASSING ZONE IS 1/8" PER FT. CROPS SLOPE SHALL NOT EXCEED 2.00%.
8. MINIMIZE SIDEWALK WARDING ADJACENT TO DRIVEWAY APPROACH.
9. DRIVEWAY SLOPE WITHIN REAR OF WAY SHALL NOT EXCEED 1/4" PER FOOT.
10. DRIVEWAY MAY BE REINFORCED AT OWNER'S OPTION. ON CITY BID PROJECTS DO NOT REINFORCE.

| | | | |
|--------------------------------------|-------------------------------------------------------------------------------------------------------------------|---------------------------|--------|
| 1/1/12 Approval Date Revisions |  City of Columbia 2015 | DRIVEWAY (Residential) | 410.02 |
|--------------------------------------|-------------------------------------------------------------------------------------------------------------------|---------------------------|--------|

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

REVISED:
6-3-2014



**ALLSTATE
CONSULTANTS**
3317 LEAVINE INDUSTRIAL BL. VD.
COLUMBIA, MO. 63101
(573) 875-8799

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DATE
5-12-2014

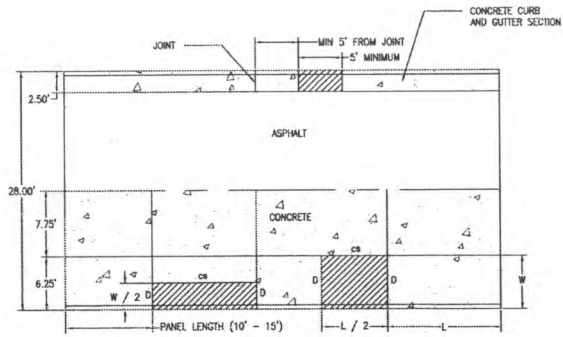
JOB NUMBER
13222.01

SCALE
 $1'' = 10'$

SHEET

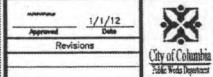
3

3 OF 5



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

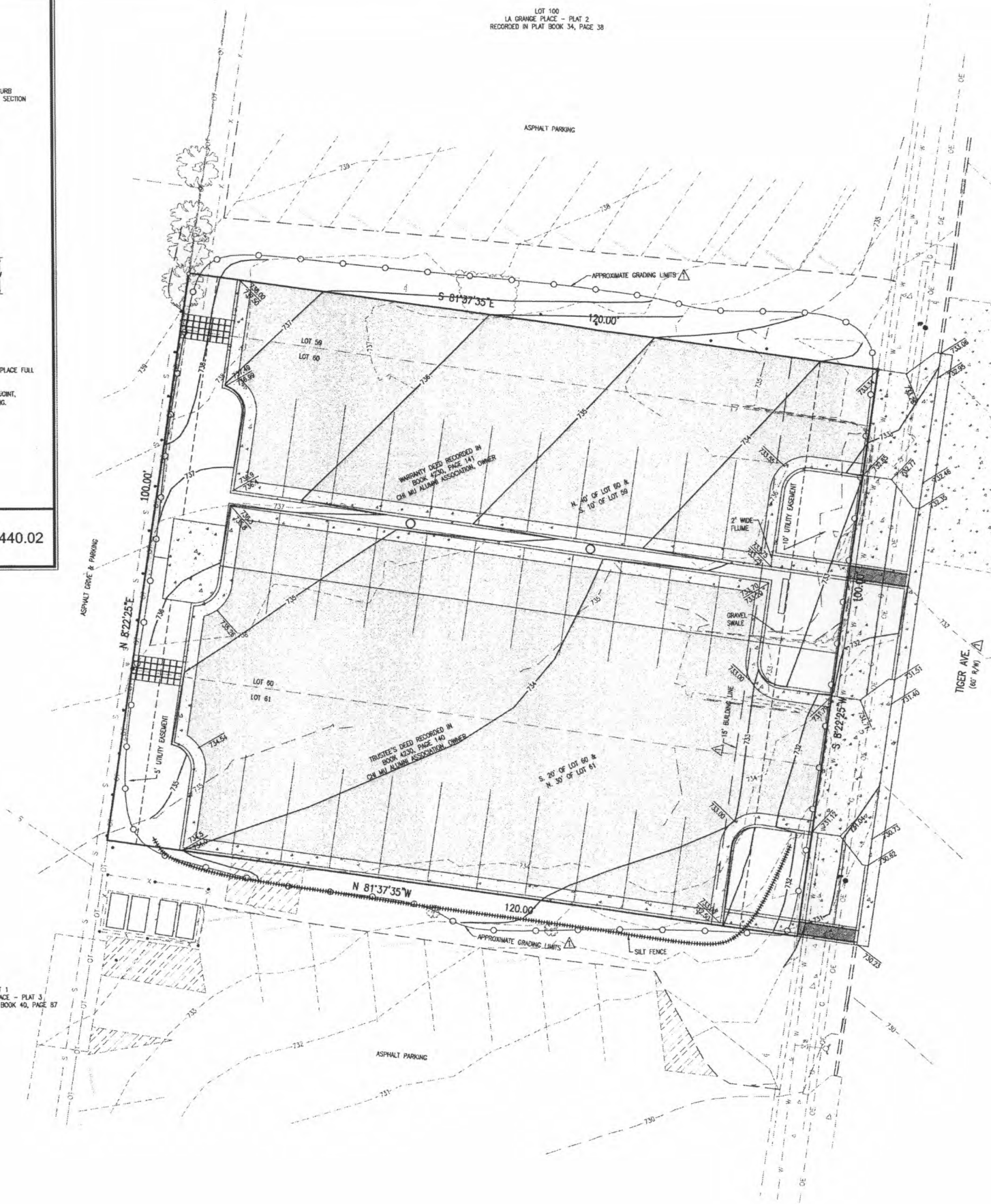


PANEL AND CURB REPLACEMENT

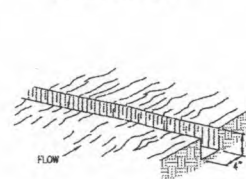
440.02

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

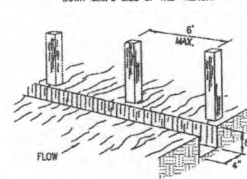
LOT 100
 LA GRANGE PLACE - PLAT 2
 RECORDED IN PLAT BOOK 34, PAGE 38



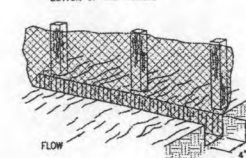
1. EXCAVATE A 6"x4" TRENCH



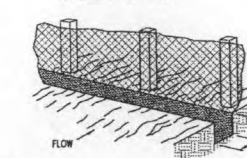
2. SET THE STAKES ALONG THE DOWN SLOPE SIDE OF THE TRENCH.



3. STAPLE GEOTEXTILE MATERIAL TO STAKES AND EXTEND IT INTO AND AROUND THE BOTTOM OF THE TRENCH.



4. BACK FILL AND COMPACT THE EXCAVATED SOIL OVER THE GEOTEXTILE IN THE TRENCH.



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 TIE-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 PLAN CONFIGURATION SHALL RESEMBLE AN ARC OR HORSESHOE, PLACED ON A CONTOUR, WITH THE ENDS ORIENTED UPSLOPE. EXTRA-STRENGTH SEDIMENT FABRIC SHALL BE USED WITH A MAXIMUM 3-FOOT SPACING OF POSTS.
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 UPSLOPE 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
 3111 LEXINGTON INDUSTRIAL BLVD.
 COLUMBIA, MO 65201
 (573) 875-8799
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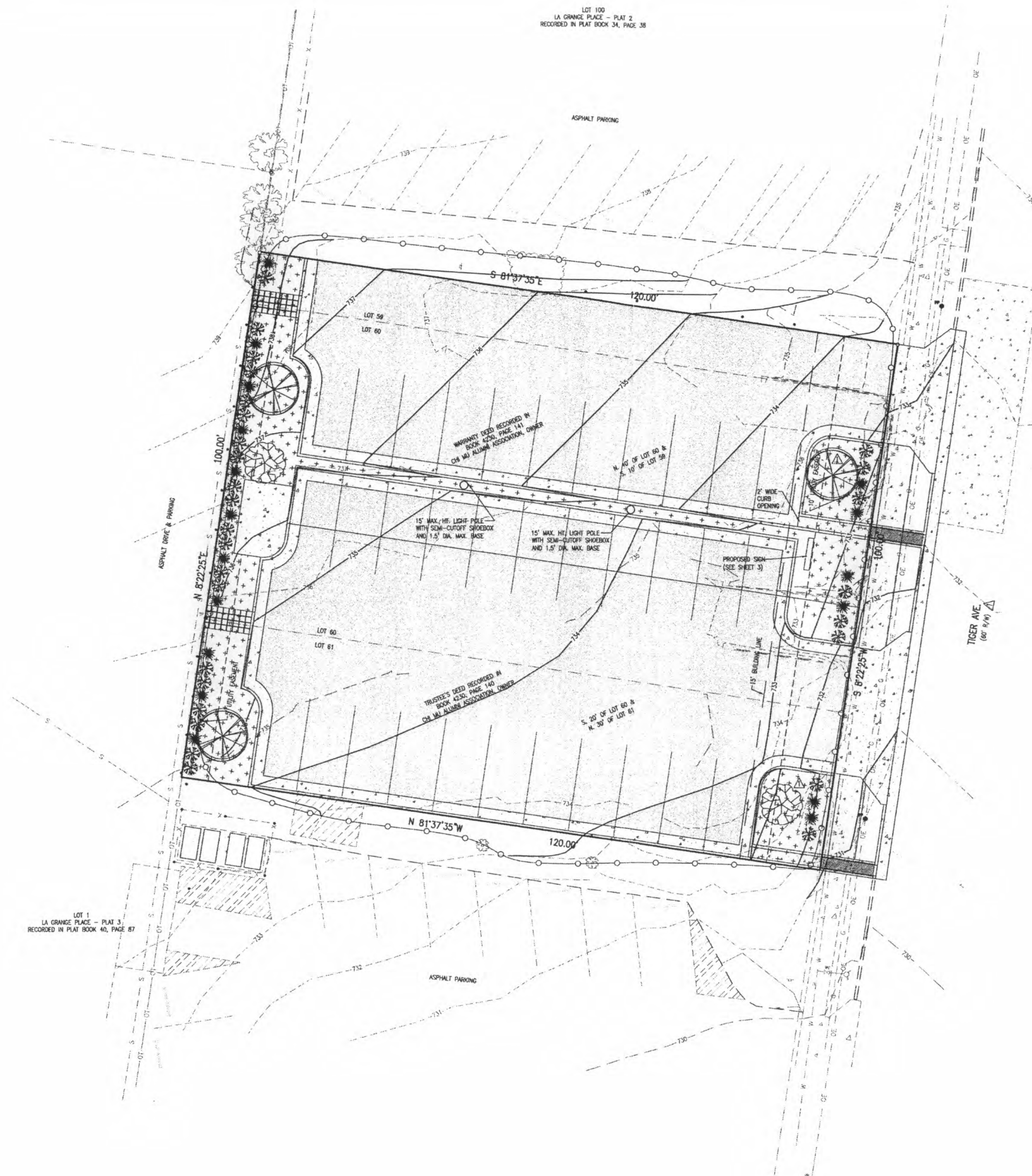
REFERENCE TO THIS DRAWING IN ANY MANNER IS
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 APPROVAL OF
 ALLSTATE CONSULTANTS, LLC

DATE
5-12-2014

JOB NUMBER
13222.01

SCALE
1" = 10'

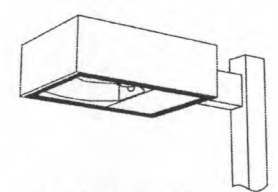
SHEET
4
 4 OF 5



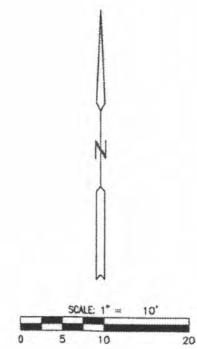
| PLANT SCHEDULE | | | |
|----------------|---------|--------------------------------|--------|
| QUANTITY | SIZE | CATEGORY | SYMBOL |
| 3 | 2" DIA. | SHADE TREE (MED. - LARGE) | |
| 2 | 4' TALL | ORNAMENTAL TREE | |
| 18 | 2 GAL. | EVERGREEN SHRUB (MAX. 3' TALL) | |
| 29 | 2 GAL. | DECIDUOUS SHRUB (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 3X (1) SHALL BE MED. - LARGE SHADE TREE

REQUESTED VARIANCES
VARIANCE TO SECTION 29-32(4)(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(3)(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(C)(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 SHROBBOX 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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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

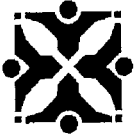
Design Parameters Worksheet

For office use:

| | | |
|---------|------------------|-------------------|
| Case #: | Submission Date: | Planner Assigned: |
| 14-158 | | |

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

Statement of Intent Worksheet

For office use:

Case #:

14-94158

Submission Date:

Planner Assigned:

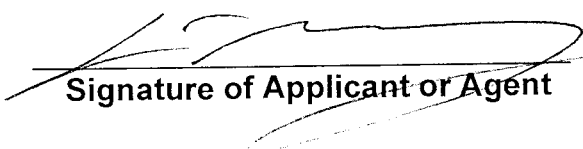
Please provide the following information, which shall serve as the statement of intent for the proposed planned district zoning:

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


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,

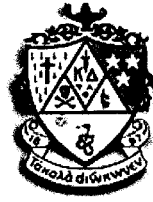
I am writing on behalf of the House Corporation Board of Gamma Phi Beta Sorority. I was asked to notify the Council of our position in relation to the above-referenced rezoning request.

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 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@cislions.org or 5738648662.

Sincerely,
Bridgid Kinney
President, Epsilon Iota House Corporation Board



**City of Columbia
Planning Department**

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

Statement of Intent Worksheet

For office use:

| | | |
|---------------------|------------------|-------------------|
| Case #: 14-94158 | Submission Date: | Planner Assigned: |
|---------------------|------------------|-------------------|

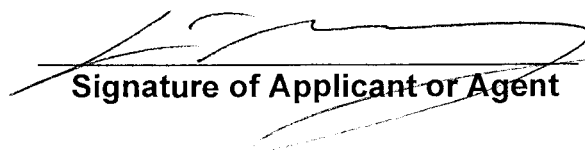
Please provide the following information, which shall serve as the statement of intent for the proposed planned district zoning:

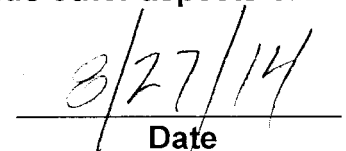
1. The uses proposed.
APARTMENT HOUSES, FRATERNITY & SORORITY HOUSES AND DORMITORIES,
COMMERCIAL PARKING FOR AUTOMOBILES & LIGHT TRUCKS, AND PARKING GARAGES
2. The maximum gross square feet of building floor area proposed. If **PUD** zoning is requested, indicate type(s) of dwelling units & accessory 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


Date



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

Design Parameters Worksheet

For office use:

| | | |
|---------|------------------|-------------------|
| Case #: | Submission Date: | Planner Assigned: |
| 14-158 | | |

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.
1FREESTANDING 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

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.