

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**DECEMBER 10, 2015**

**Case No. 16-1**

**A request by the City of Columbia to amend Chapter 29, Section 30 of the City Code (Zoning Regulations) as it pertains to parking standards.**

MR. REICHLIN: May we have a staff report, please?

Staff report was given by Mr. Pat Zenner of the Planning and Development Department. Staff recommends approval of the revision to Chapter 29, Section 30 to permit off-site parking for fraternities and sororities within 1000 feet of the generating site.

MR. REICHLIN: Do we have any questions of staff?

MS. BURNS: I have one. Mr. Zenner, I'm sure we went about, given that it's a public hearing, notifying interested parties within a certain area -- if it was entire Greek Town or the area in the red lined?

MR. ZENNER: In general text changes, we do not do property owner notification. Our general notification procedures for text changes are published notice within the newspaper 15 days in advance of the public hearing.

MS. BURNS: And I don't know if you know if Delta Gamma notified any of -- this impacts a lot of property owners in Greek Town, so I -- as well as the Newman Center, the Grasslands neighborhood and then University Heights. I just didn't know what notification had been attempted.

MR. ZENNER: There is no -- again, there is not postcard notification. There is not 185-foot radius property owner notification associated with text changes. It is just the standard 15 days public notice within the Tribune.

MS. BURNS: Thank you.

MR. REICHLIN: Any other questions of staff?

MR. HARDER: I have one question, not that it would -- I don't think it would happen or anything, but -- so basically based on this, if one of -- if a fraternity or sorority on Providence were to, you know, be demolished and put a parking lot in, that would be allowed on -- right on Providence, as well?

MR. ZENNER: I mean, a --

MR. HARDER: Not that it's going to happen.

MR. ZENNER: I mean, if you were to eliminate an existing fraternity house or a home. Now, let's just say there is an annexed facility there, and the fraternity may be behind it on one of the internal north-south streets, that is a distinct possibility. It would, obviously, still have to be landscaped for the Providence frontage. If access were not currently being gained from Providence for that particular lot, they would have to go through a state, as well as a city, encroachment permitting process to get a driveway access. So, I mean, there would be a couple of other impediments potentially for creating access into that parking facility directly from the primary corridor of Providence.

MR. REICHLIN: Do you have any other questions of staff? Seeing none, I'll open the public hearing

**PUBLIC HEARING OPENED.**

MR. REICHLIN: Those wishing to speak in favor of this matter, feel free.

MR. HARRISON: Tom Harrison, offices at 1103 East Broadway. I represent the Delta Gamma Sorority. My client initiated this process. We don't have any -- we don't have an affirmative presentation we were going to make. I'm here, along with several other representatives, and I just wanted to let you know that we're here to answer any questions if you have any. So --

MR. REICHLIN: Do we have any questions of our representative?

MS. BURNS: I guess, that would be one. Mr. Harrison, were there any conversations with any other stakeholders?

MR. HARRISON: I don't know whether Mr. -- Tim Crockett is here. I don't know whether Tim -- or whether you've had any other conversations. Our conversations have been strictly with City -- City staff so far.

MS. BURNS: Thank you.

MR. HARRISON: Sure.

MR. REICHLIN: Any other questions of this speaker? Seeing none. Thank you. Anybody else caring to help us out with our understanding of this matter, for and/or against? Seeing no one.

**PUBLIC HEARING CLOSED**

MR. REICHLIN: Entertain comments of Commissioners?

MS. RUSSELL: I plan to support it. I'm -- I like the requirements that the City has put on it, and I'll plan to support it.

MR. REICHLIN: Anybody else?

MS. BURNS: I thought Mr. Harder raised some interesting points about a parking lot off of Providence Road. Given that Providence Road is slated to be improved in 2017, I have a few concerns about this will impact that improvement. Even though, Mr. Zenner, I appreciate what you said as far as what properties could possibly be affected by this, I wish that Delta Gamma would have reached out to other stakeholders.

MR. REICHLIN: Any other comments? Anybody care to -- oh. Mr. Strodtman?

MR. STRODTMAN: I was going to make a motion, but --

MR. REICHLIN: Feel free. If nobody has an objection to that, I'll go along with that.

MR. STRODTMAN: For Case 16-1, Chapter 29, Section 30, I make a motion for approval of the proposed text change to Section 29-30.

MS. RUSSELL: I'll second.

MR. STANTON: Second.

MR. REICHLIN: Mr. Stanton. I'll take a roll call, please.

MS. LOE: Yes, Mr. Chairman. In the case of 16-1.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Loe, Mr. Reichlin, Ms. Rushing, Ms. Russell, Mr. Stanton, Mr. Strodman, Mr. Harder, Mr. Toohey. Voting No: Ms. Burns. Motion carries 8-1**

MS. LOE: The motion carries 8-1. Recommendation for approval will be forwarded to Council.

MR. REICHLIN: Thank you, Ms. Secretary. That concludes the public hearing portion of our meeting.