



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 21, 2015

Re: Chapter 29, Section 30 text amendment - parking facility location. (Case 16-1)

Executive Summary

Approval of this amendment will allow off-site parking facilities to be established and used by fraternity and sorority organizations within 1000-feet of the principal fraternity or sorority house for which on-site parking is required in the area commonly known as "Greek Town" subject to use specific standards. In addition, this amendment revises Table 29-30(b)(1), Parking Requirements, by removing the location standards for residential parking in the C-2 district and relocating such standards to Paragraph (g) of Section 30 which specifically pertains to the "Location of [parking] Facilities."

Discussion

On October 19 the City Council authorized staff to review, research, and prepare revisions to Section 29-30 (Parking) of the City Code and requested review of parking standards of similar communities. The impetus for the authorized code revision was precipitated by a request of the Delta Gamma sorority in anticipation of a future reconstruction of their sorority house located at 900 Providence Road.

Presently, Section 29-30 does not permit the establishment of off-site parking facilities within residential zoning districts or permit the use off-site parking facilities to meet the on-site residential parking requirements of the code. These provisions, at times, make redeveloping fraternity or sorority sites unable to comply with the City's parking requirements. As a result, such organizations are often required to obtain parking space variances from the Board of Adjustment or seek to rezone parcels they own or acquire to C-P so they can have an off-site parking facility.

The proposed amendment would create the opportunity to develop off-site parking facilities within 1000-feet of a fraternity or sorority house on property owned by the fraternity or sorority generating the demand within a narrowly defined area commonly known as "Greek Town". The "Greek Town" area is defined as the area bounded by Turner Avenue, Tiger Avenue, Kentucky Boulevard, Providence Road, and Fifth Street. In addition to the basic requirement that the off-site parking facility be owned by the fraternity or sorority desiring to use it, the proposed amendment includes additional performance measures intended to assist in integrating such facilities into what would generally be a built environment (i.e. surrounded by other housing) as well as permit an option to more easily convert the parking area back to a residential property should such opportunity arise.

The proposal that off-site parking be permitted within 1000-feet of a fraternity or sorority is based upon the current standards that apply to all non-residential uses. Staff believes that



City of Columbia

701 East Broadway, Columbia, Missouri 65201

utilizing the existing standard versus creating a new one would reduce the administrative burden associated with the amendment should it be approved.

In fulfilling the Council's desire for reviewing other communities parking codes, staff evaluated 12 of the 13 Southeastern Conference (SEC) cities. Review of these 12 codes identified a wide range of parking requirements, parking ratios, and approaches to off-site facilities.

The research determined that Columbia's parking requirement for fraternity and sororities (1 space per 2 occupants) was in the middle of its peer cities. Parking ranged from as little as 1 space per 5 active members to a combination of spaces being calculated based on building square footage and persons (1 space per 30 sq.ft. of meeting room + 1 per person). Research further determined that Columbia's distance from the generating site to the off-site parking facility was the greatest when compared to its peers. Off-site parking in peer cities ranged from being permitted on the adjacent lot to being permitted within 600-feet of the generating site.

In efforts to ensure internal consistency within the City's parking provisions, the proposed amendment also recommends removing the location standards applicable to residential parking facilities within the C-2 district from Table 29-30(b)(1) and placing them in a new subsection in Paragraph (g) of Section 30. The current location standards applicable to C-2 residential development were created when Ordinance 22173 (Interim C-2 regulations) were approved in August 2014. This proposed revision does not modify any of the distance standards, but rather moves those standards under Paragraph (g) which specifically addresses the issue of "Location of [parking] Facilities."

At its December 10, 2015, meeting, the Planning and Zoning Commission held a public hearing on the proposed amendments and recommended (8-1) approval of them. The dissenting Commissioner indicated that additional public outreach regarding the impact of the text change should have been provided to adjacent properties. A notice of a public hearing was placed in the Tribune, as required by State Statute; typically individual property owner notification procedures do not apply to text changes since such actions are generally applicable citywide. A representative from Delta Gamma addressed the Commission and indicated he was available to answer questions. No one from the public spoke on the matter.

A copy of the staff report (including a location map of the "Greek Town" area and public hearing draft of text change) and excerpts from minutes are attached for review.

Fiscal Impact

Short-Term Impact: None

Long-Term Impact: None

Vision & Strategic Plan Impact



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Vision Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Not Applicable

Legislative History

Date	Action
None	None

Suggested Council Action

Approval of the proposed revisions as recommended by the Planning and Zoning Commission.