



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 16, 2022

Re: Pi Beta Phi Sorority – PD Zoning and Plan, Right of Use License Permit (Case #113-2022)

## Executive Summary

Approval of this request would result in the approval of a one-lot PD plan with multiple design exceptions allowing for the partial demolition of an existing sorority house and reconstruction of a new house and associated off-street parking. Approval would also authorize the City Manager to execute a Right of Use license permit with Missouri Alpha Chapter of Pi Beta Phi House Corporation to allow the use of the alley north of 511 Rollins Street for parking facilities.

## Discussion

Allstate Consultants (agent), on behalf of Missouri Alpha Chapter of Pi Beta Phi Corp. (owner), seeks approval to rezone property from R-MF (Multi-family Dwelling) to PD (Planned Development) with an accompanying Statement of Intent allowing a "Dormitory/Fraternity/Sorority" as the parcels singular permitted use. Additionally, the applicant seeks approval of a PD development plan that includes five design exceptions, to be known as the *Pi Beta Phi Sorority PD Plan*, that would enable the partial demolition and reconstruction of a new addition to the rear of the preserved sorority house and associated off-street parking. The 0.67-acre property is located on the north side of Rollins Street, approximately 400 feet east of Providence Road, and is addressed as 511 Rollins Street.

The Pi Beta Phi House Corporation desires to renovate the existing building by removing prior additions and reconstructing a three-story addition in their place. The proposed new construction would preserve the original 1930's structure, while adding new facilities to the rear of the site. Parking, which is currently located in the required front and rear yards, would be rearranged on the site and located within the required front, side, and rear yards which requires design exceptions (flexibility) in the application of the UDCs 'Form and Development Controls' (Article 4). Generally, the requested flexibility sought via this request is to allow for greater usage of the required yards and permit more pavement in those yards than is otherwise allowed. The applicant has stated that the proposed PD plan represents the best layout for the property if the 1930 structure is to be preserved, and they believe the design exceptions requested are appropriate due to the unique layout of the property and nature of Greek Town.

The PD plan also reflects the proposed private use of a portion of the public alley located north of the existing building for the construction, installation, maintenance and operation of landscaping and portions of ten (10) parking spaces necessary to meet the off-street parking requirements for the sorority house. To be able to utilize the ROW as depicted on the PD plan, the applicant must receive approval of a right of use (ROU) license permit from City Council. A ROU license permit authorizing the applicant to utilize the public rights of way



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adjoining the subject property was previously authorized for execution by the City Manager pursuant to Ordinance #024868 (attached); however, was subject to the condition that variances be secured from the Board of Adjustment authorizing generally the same redevelopment of the site as depicted in the attached PD plan. The Board of Adjustment denied the variance application which also included two additional parking spaces in the ROW for Rollins Street. Given the Board's denial of the variances, the applicant has requested rezoning to PD subject to the attached PD plan.

The Planning and Zoning Commission recommended approval of the PD plan and associated design exceptions (discussed below) that grants the relief necessary to construct the proposed new sorority house and its associated parking spaces partially in the alley to the north of the site. However, in making its motion of PD plan approval, the Commission conditioned such recommendation on the removal of the two parking spaces in the Rollins Street ROW. As such and pursuant to direction from the Law Department, a revised ROU (attached) was prepared and executed by the applicant for Council's consideration. The previous staff report from Public Works regarding the original ROU request has also been attached for reference as the underlying conditions associated with the use of the public right of way is unchanged.

The Planning and Zoning Commission considered this request at their April 21, 2022 meeting. Staff presented its report and the applicant's representatives gave an overview of the request. Several members of the public spoke during the public hearing, with none opposing the request. The Commission requested additional information on the scale of the expansion (increase in beds from 72 to 80, an additional 7 bedrooms, and one more parking space).

Commissioners expressed concern with the high percentage of the site that would be impervious, and how that will affect stormwater management (applicant stated that the site will not include on-site stormwater drainage), and with the amount of parking on site. There was also concern with the appearance of the 2 parking spaces located in the Rollins Street ROW, and its proximity to the public sidewalk. The applicant stated that their goals with the location of the additional pavement and parking were to preserve the existing building, while providing adequate parking spaces for residents on-site so that fewer residents were required to walk to vehicles parked remotely, which was a significant safety concern.

Commissioners generally supported the goal of preserving the original 1930s building and agreed with the need for some relief from the UDC to allow the redevelopment of the site given the unique nature of and benefits provided by its location in Greek Town. Several Commissioners felt that the total amount of parking was excessive given the walkable nature of the surrounding area and were concerned with the appearance of the additional pavement in the front yard.

Following additional discussion, a motion to approve design exception #1 was passed (8-1). As second motion to approve the statement of intent, the PD plan and the requested design exceptions numbered 2-4, with the condition that the PD plan and design exception #4 be revised to reduce the parking in the front yard from 12 to 10 spaces by eliminating the two



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spaces partially within the Rollins St ROW, and to allow only the 10 spaces in the rear yard to be in the public right of way, passed (7-2).

Since the Planning Commission's public hearing, the applicant has submitted the revised PD plan that addresses the PZC condition relating to parking in the Rollins Street ROW and placement of additional landscaping along the Rollins Street frontage to better screen the remaining parking areas. The revision also corrects the impervious area measurements of the front and rear yard.

The Planning Commission staff report, locator maps, statement of intent, PD plan, final plat (10/4/2021), Ordinance 24868 (ROU) with staff report, architectural renderings, REVISED PD plan (4/29/2022), REVISED SOI (4/28/2022), right of use license permit, and meeting minute excerpts are attached.

## Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

## Strategic & Comprehensive Plan Impact

### [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: Infrastructure, Tertiary Impact: Not Applicable

## Legislative History

| Date     | Action  |
|----------|---|
| 12/20/21 | Authorized Right of Use License Permit (Ord.#024868)      |
| 10/4/21  | Approved final plat of Pi Beta Phi Plat 1. (Ord.# 024778) |



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## Suggested Council Action

As recommended by the Planning and Zoning Commission, approve the rezoning of property from R-MF to PD, the associated Statement of Intent, and the *Pi Beta Phi Sorority PD Plan* with the following design exceptions:

1. Sections 29-4.3(f)(3)(i) and (ii) to permit parking in the required front and east side yard.
2. Section 29-4.3(f)(3)(iv) to permit parking in the rear yard without installation of proper screening.
3. Sections 29-4.3(f)(1)(v) and 29-4.1(b)(1)(i) to permit paving to exceed 30% of the required front and rear yards.
4. Section 29-4.3 and Table 4.3-1 to reduce the off-street parking requirement such that a minimum of twenty-two (22) parking spaces shall be provided on site as shown on the PD plan; provided, however, the property owner shall also install ten (10) additional parking spaces located partially in the alley public right-of-way north of the building, pursuant to the approval of a separate right of use license permit, so long as such right of use license permit is in effect.
5. Section 29-4.3(f)(3)(iii) to permit parking perpendicular to the driveway.

In addition, authorize the City Manager to execute a right of use license permit with Missouri Alpha Chapter of Pi Beta Phi House Corporation for the construction, installation, maintenance, and operation of certain private facilities within portions of the public alley located north of 511 Rollins Street.