
ORDINANCE NO. O-1213-52

ITEM NO. 10

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Alpha Iota House Corporation of Delta Gamma
REQUESTED ACTION	Special Use for Off-Street Parking
EXISTING ZONING	R-2, Two-Family Dwelling District
SURROUNDING ZONING	North: R-2 East: R-2 South: R-3 West: R-2
LOCATION	739 College Avenue, Lots 29, 30, 31 Blk 1
SIZE	0.237 acres
PURPOSE	Parking Lot
EXISTING LAND USE	High Density Residential
SURROUNDING LAND USE	North: Parking lot, High Density Residential East: Sorority, High Density Residential South: Parking lot, High Density Residential West: Parking lot, High Density Residential
LAND USE PLAN DESIGNATION	High Density Residential

SYNOPSIS: The existing site is a vacant annex house that is owned by Alpha Iota House Corp. and has been uninhabited for many years. The owner, Alpha Iota House Corp., is requesting a Special Use for this site to expand the existing parking lot. The proposal is to demolish the existing house and utilize the site to expand the current off-street parking.

ANALYSIS: This Special Use was previously approved and adopted by City Council on September 25, 2001, O-0001-46 and never developed. The Special Use expired on that parcel and the owners are now seeking the same Special Use for a parking lot. Currently the Delta Gamma House has 90 residents and only 42 parking lot spaces; the expanded parking lot will provide an additional 25 parking spaces. Required parking for sorority or fraternity houses is

one per resident and though the additional parking will not fulfill that requirement it will aid to alleviate on-street parking in that neighborhood.

ALTERNATIVES/ISSUES:

- **IMPACTS** The parking lot will provide necessary off-street parking for the Delta Gamma House which will benefit surrounding residences by minimizing on-street parking in this neighborhood. The parking lot site plan proposes a shared egress/ingress to eliminate curb cuts on College Avenue with complete landscaping and decorative brick wall for a buffer. Parking lots currently surround the site and the additional parking lot will not create a negative impact on surrounding neighbors that share the same use.

OTHER AGENCY COMMENTS:

- **PARK BOARD** Not required for this proposal.
- **PUBLIC WORKS** Public works has approved the proposal and site plan.

STAFF RECOMMENDATION: Staff recommends approval of the Special Use O-1213-52 for a parking lot. The Special Use will allow the Delta Gamma House to provide additional parking for their residents.