

COUNCIL ACTION FORM

SUBJECT: PARKING REQUIREMENTS FOR FRATERNITIES AND SORORITIES

BACKGROUND:

On October 14, 2014, City Council directed staff to initiate a zoning text amendment to reduce the required parking for fraternity and sorority houses from 1 space per bed to 1 space per every 3 beds.

Many fraternities and sororities houses are older residences built during a time when students commonly did not have automobiles and some of the properties are not large enough to accommodate the automobile usage of modern students. The Greek Alumni Alliance has indicated there is interest from a number of Greek houses to renovate or expand, including potentially tearing down existing houses and rebuilding them. Two new Greek chapters may be considering establishing a house in Ames and will be looking for a existing house or to construct a house within the next few years (Attachment E).

The majority of Greek homes is concentrated in the East University Impacted District Overlay (EUI) between Beach Avenue and Lynn Avenue. The EUI Overlay is intended to preserve the current residential character of the area with its mix of houses, landscape, and high concentration of Greek homes. Other Greek homes are located in the area of Welch Avenue, within the West University Impacted District Overlay (WUI). (See Attachment A)

Six Greek chapters are located in the WUI and 34 are located in the EUI. Approximately 3,100 students are affiliated with the Greek system, with approximately 2,000 members living in one of the 40 Campustown Greek houses. Current house capacities range from 29 to 89 beds per house.

Current Codes:

The City has base parking ratios for all new construction as well as allowances that allow for changes or intensification of use before triggering additional parking.

1. Base Parking Requirement:

The current base parking requirement is a minimum parking ratio of one (1) parking space per bed. Prior to the year 2000, the parking rate had been one parking space for every two beds or sleeping rooms. Earlier editions of parking standards required one space per 300 square feet of floor area.

2. Incremental Change or Intensification:

Greek houses can be renovated/expanded to increase the number of beds without additional parking if the renovation/expansion would not increase the number of existing parking spaces by more than 10%. If the parking requirement would increase by more than 10% of existing parking, then parking for all new beds would be required. Under a

second provision, a house could expand its living/common area by 50% without triggering additional parking requirements for the property. These situations are often difficult to administer due to the variation in housing capacity and alterations to the homes over time.

3. Design Standards:

Certain minimum design standards must be met to be considered a legal parking space. The space must be paved, set back from the property line a minimum of 5 feet, meet screening requirements, and meet dimensions and circulation requirements. **In addition to not meeting minimum quantities of spaces, many Greek house parking spaces may also not meet minimum design standards to be considered legal spaces.**

Any proposed demolition and rebuild of Greek homes within the EUI must obtain City Council approval based upon stated criteria related to reasonable use of the property and a hardship if a structure is required to remain. Regardless of permission to demolish an existing house, all new construction must comply with current zoning standards for setbacks, landscaping, parking, etc.

Neighborhood Meeting

Staff held an open meeting on October 2nd with the Greek Alumni Alliance, the Greek chapters, ISU, and the surrounding neighborhood residents to discuss the current parking standards for Greek houses as well as any concerns about potential revisions to parking standards. For discussion purposes, staff identified four general options for potential revisions to the parking standard, which included 1) reduced parking ratio for Greek houses, 2) a remote parking option, 3) a Special Use Permit option, and 4) an allowance for parking within the front yard.

Many neighborhood representatives noted concern for the enforcement of existing on-street parking requirements, and not a specific concern about potential expansion of the Greek facilities. These residents noted that they would rather find a way to accommodate the balance of parking needed for the expansions/renovations for the Greek houses, than have the properties be converted to apartments.

Furthermore, there was support for increasing the density of Greek houses with reduced parking requirements as long as there is no increase in the number of on-street parking spaces to compensate for the reduction in the off-street parking requirements (for example, allowing parking on both sides of the street). One specific comment noted that the Council should not revise the existing parking ratio, but look to allow for a revised parking option that would only accommodate the desired expansions/renovations. This approach would maintain the standards for the existing houses so as to not lose any existing parking.

The representatives of the Greek chapters and the Greek Alumni Alliance noted their support for a general reduction in the parking requirements to a 3 bed to 1 parking space ratio so that most homes could be in compliance with standards, but also noted the potential acceptance of a remote parking option. However, their concerns with a remote parking option are: 1) whether the house actually needs the additional off-site spaces to meet student demand, 2) the cost for maintaining use of off-

site parking spaces, and 3) the need for a long-term agreement to meet the City's remote parking standards.

A University administrator noted there is parking spaces currently available at both the Iowa State Center as well as at the Intermodal facility; however, the University was not able to agree to a long term parking agreement consistent with the City's standards that it be available in perpetuity. The University official offered to work with the City by requiring a parking standard for Greek chapters as part of the required affiliation with the University. Correspondence since the neighborhood meeting is included as Attachment E.

Only two of the forty identified Greek houses meet the minimum number of parking spaces required under the current standard (Attachment D). Collectively, there are approximately 1,100 parking spaces provided within the forty properties for the approximately 2,000 students living in Greek housing (56% of the required parking). There is a high degree of individual variance within the overall numbers.

Compared to other college communities, Ames generally requires more parking spaces for Greek houses. **The average ratio for other college communities showed that 1 space for every two or three beds is a typical standard (Attachment C).** Again there is wide variation in standards and each community has different circumstances.

PROPOSED AMENDMENTS:

Based on feedback from the neighborhood forum and the study of the comparable communities, City staff has proposed the following amendments to the zoning code:

1. Lower the Base Parking Ratio for Greek Housing to 1 space per every 3 beds:

Staff has determined that 90% of existing houses would meet a 1 space per 3 bed ratio for required parking. Changing the base parking ratio would potentially help facilitate new construction parking areas could meet the remaining design standards. However, reducing the base ratio could allow for houses that meet current standards to either convert the now excess parking spaces to different uses or to expand their housing capacity without providing more parking.

2. Clarify Incremental Change or Intensification Language:

In combination with reducing the base parking ratio, City staff recommends some minor revisions to this section to clarify its applicability:

- (b) Whenever a building ~~erected or established after~~ **or use lawfully existing on** the effective date of this ~~Section~~ **Ordinance, May 1, 2000**, is enlarged in floor area, number of employees, number of dwelling units, seating capacity, or otherwise to create a need for an increase of 10% or more in the number of ~~existing~~ **required** parking spaces, such spaces shall be provided on the basis of such enlargement or change.
- (c) ~~Whenever a building existing prior to the effective date of this Section is enlarged to the extent of 50% or more in the floor area, said building or use shall then and thereafter comply with the parking requirements set forth herein.~~

These changes clarify that the allowance for the expansion is only in regards to buildings that existed at the time the ordinance for parking standards was adopted. This removes an inconsistency that newly constructed buildings and additions must comply with the standards and are not granted the same 10% allowance for change of use or expansion. The change in reference to “required” versus “existing” parking provides greater latitude to changing uses or expanding older buildings when very little parking exists. Buildings and uses established after 2000 would be expected to meet the parking requirement for any size of expansion or other change of use.

The Planning and Zoning commission held a public hearing on this proposed text amendment on November 5, 2014, and voted 5-0 in support of the proposed amendment.

ALTERNATIVES:

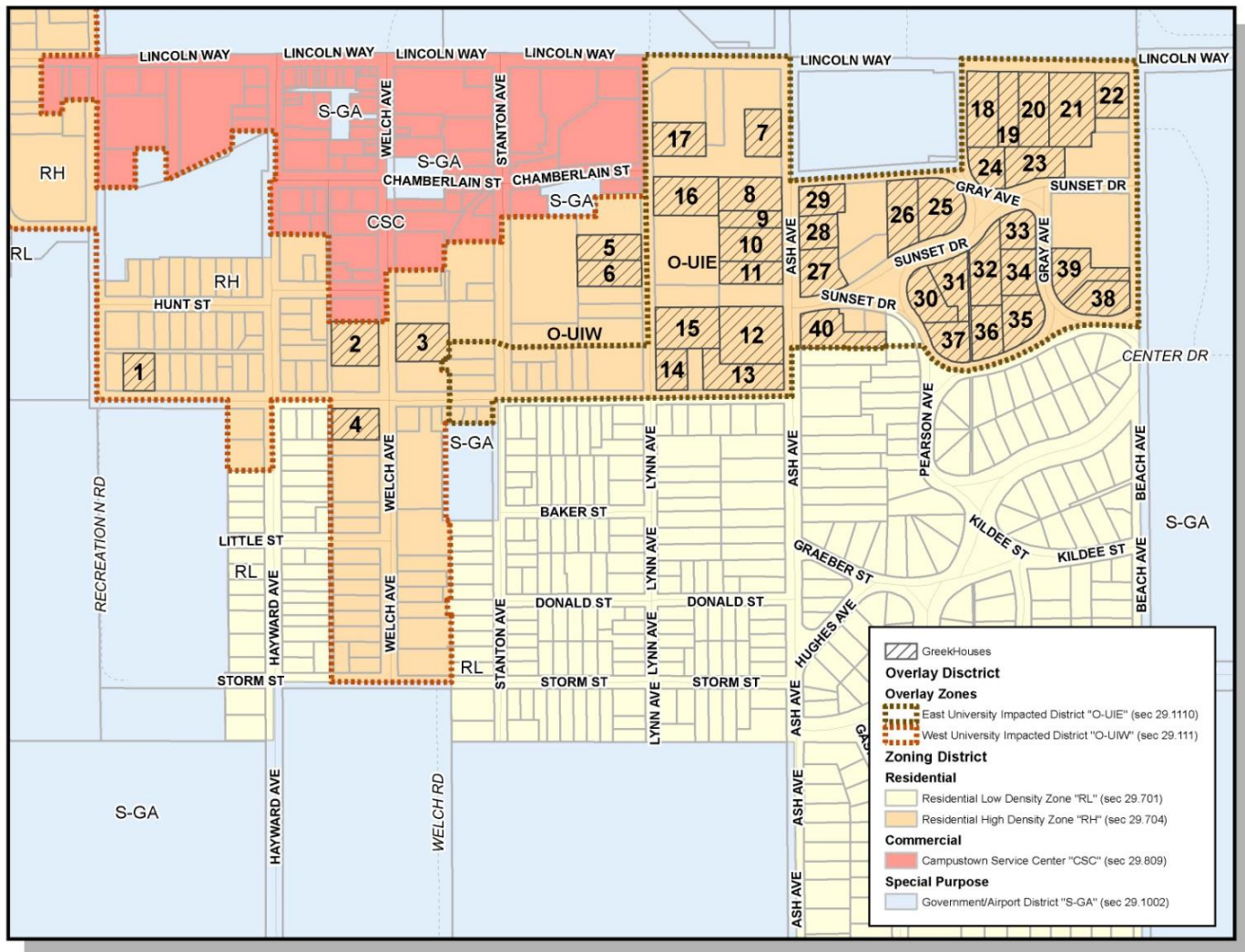
1. The City Council can adopt the zoning text amendment and approve the proposed zoning text amendments to Table 29.406(2) reducing the on-site parking required for Fraternity and Sorority housing from 1 space per bed to 1 space per 3 beds and revising section 29.406(2)(b) and 29.406(2)(c) for text clarification.
2. The City Council can refer this issue back to staff for further information.
3. The City Council can deny the proposed text amendment.

MANAGER’S RECOMMENDATION:

The existing parking standards limit the expansion efforts of the Greek community as parking requirements affect the intensity of use of the site. It is evident in the zoning code that the City’s desire is to support and enhance the Greek community. As noted at the public meeting, it is also the interest of the neighborhood residents to maintain the Greek houses in this area and allow for expansion as long as a balance is maintained between the parking need and the means to accommodate that parking without putting added pressures on on-street parking.

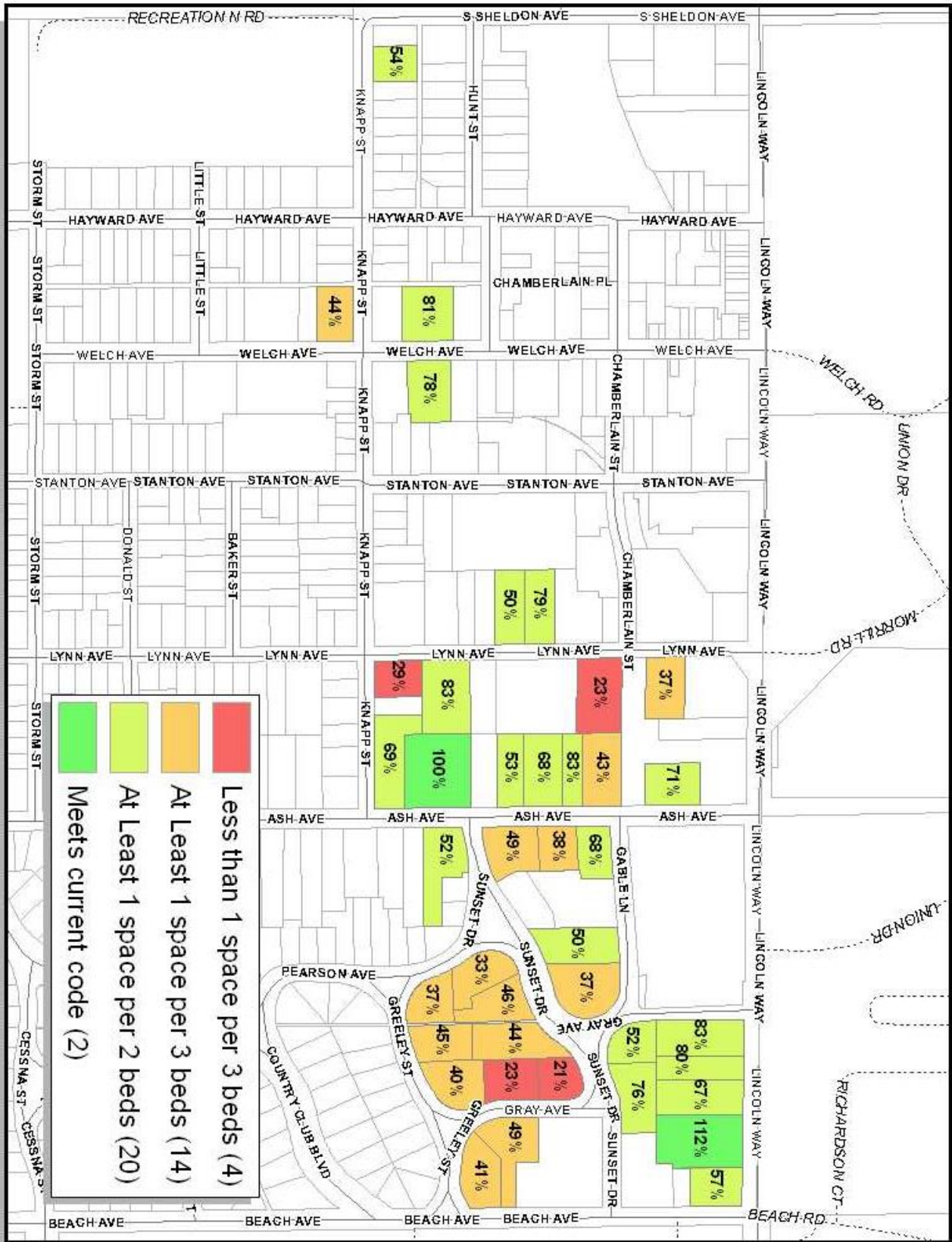
Therefore, it is the recommendation of the City Manager that the Council adopt Alternative #1, thereby approving the zoning text amendment to Table 29.406(2) reducing the on-site parking required for Fraternity and Sorority housing from 1 space per bed to 1 space per 3 beds and revising section 29.406(2)(b) and 29.406(2)(c) for text clarification.

Attachment A



- | | | | |
|--------------------------|--------------------------|--------------------------|--------------------------|
| 1. Alpha Kappa
Lambda | 11. Kappa Sigma | 21. Pi Kappa Alpha | 31. Beta Sigma Psi |
| 2. Theta Xi | 12. Farm House | 22. Phi Kappa Theta | 32. Alpha Gamma
Delta |
| 3. Adelante | 13. Phi Gamma Delta | 23. Phi Delta Theta | 33. Kappa Delta |
| 4. Pi Kappa Phi | 14. Kappa Alpha Theta | 24. ACACIA | 34. Chi Omega |
| 5. Alpha Sigma Phi | 15. Phi Kappa Psi | 25. Alpha Gamma
Rho | 35. Sigma Kappa |
| 6. Alpha Chi Omega | 16. Sigma Alpha Epsilon | 26. Delta Tau Delta | 36. Alpha Delta Pi |
| 7. Delta Upsilon | 17. Kappa Kappa
Gamma | 27. Tau Kappa
Epsilon | 37. Gamma Phi Beta |
| 8. Lambda Chi Alpha | 18. Sigma Chi | 28. Sigma Pi | 38. Alpha Omicron Pi |
| 9. Theta Delta Chi | 19. Alpha Tau Omega | 29. Pi Beta Phi | 39. Sigma Phi Epsilon |
| 10. Theta Chi | 20. Beta Theta Pi | 30. Delta Zeta | 40. Delta Delta Delta |

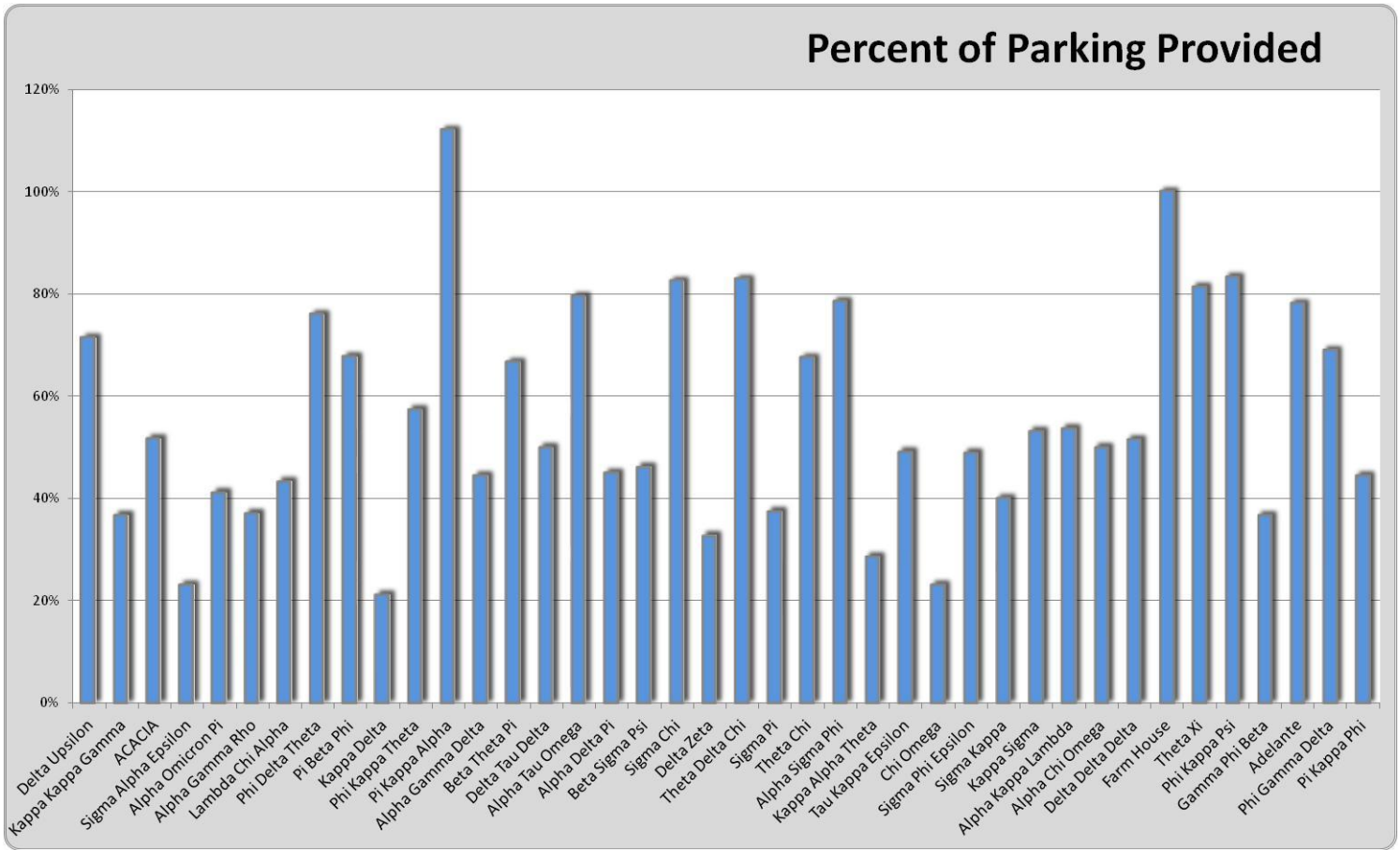
Attachment B



Attachment C

City	Base Parking Standard	Renovation/Expansion Standard
Ames	1 space per bed	If beds are not increased by more than 10%, no changes. If expanded by 10% or more, the new area must meet the current standard
Cedar Falls	1 space for every 2 residents in excess of 4 residents, not less than 5 spaces.	Any enlargement of an existing fraternity or sorority means the entirety of the building must meet the current parking standards
Des Moines, IA	1 space for every 2 persons residing on the premises	Any enlargement of an existing fraternity or sorority means the entirety of the building must meet the current parking standards
Iowa City	1 space for every 300 square feet or .75 per resident, whichever is less	Any increase in the number of beds or size of the structure requires that the entire development be brought up to existing parking standards
Champaign, IL	1 space for every 4 beds	Non-conforming properties must meet the parking requirement if they are altered, expanded, rebuilt, etc.
Urbana, IL	1 space for every 3 residents	If enlarged, expanded, or altered, total parking is calculated by adding existing parking spaces to the number of spaces required for the new area.
Lincoln, NE	.75 spaces per resident	If altered, must meet all the current parking requirements
Manhattan, KS	At least one parking space for each occupant for the first 20 occupants, or a total number of spaces equal to 75% of the total occupants, whichever is greater	Any enlargement of an existing fraternity or sorority means the entirety of the building must meet the current parking standards
Lawrence, KS	.75 spaces per lawful occupant	If legally nonconforming, only the enlarged area must meet the prevailing parking requirements
Columbia, MO	1 space for every 2 occupants	If intensity of use is increased resulting in an increase in net floor area, the new area must meet the prevailing parking requirements.
Morgantown, WV	1 space for every three occupants based on maximum building occupancy	If intensity of use is increased resulting in an increase in net floor area, the new area must meet the prevailing parking requirements.
Fort Collins, CO	2 parking spaces per 3 bedrooms, plus one space for every two employees	Any enlargement of an existing fraternity or sorority means the entirety of the building must meet the current parking standards
Boulder, CO	2 parking spaces per 3 occupants	Any enlargement of an existing fraternity or sorority means the entirety of the building must meet the current parking standards
College Station, TX	1 space per person plus 1 space for every 30 square feet of meeting room.	If intensity of use is increased resulting in an increase in net floor area, the new area must meet the prevailing parking requirements.
Charlottesville, VA	2.5 spaces per 3 bedrooms	If enlarged by less than 25%, no additional parking is required. If enlarged by greater than 25%, the new area must meet the current parking standards.

Attachment D



Note-Average level of parking is 56% of the required 1 space for each bed.

Attachment E

October 10, 2014

To: The Honorable Mayor Ann Campbell
Members of the Ames City Council
City Manager Steve Schainker

From: ISU Greek Alumni Alliance

Re: Request to amend Parking Requirements regarding Greek Chapter House Facilities

The ISU Greek Alumni Alliance (GAA) requests that the Ames City Council support an amendment to the current parking regulations as it pertains to the Greek Chapter Housing Facilities. Currently when a Greek Chapter House undergoes a redevelopment/expansion project, Ames City Code requires that on-site parking be at a ratio of 1 parking spot per 1 bed. One of the primary reasons a Greek Chapter House Facility chooses to undergo a redevelopment/expansion is to upgrade its facility to meet the living and educational needs of its student members.

Due to the unique shape and relatively small lot size for many of the existing Greek Chapter House Facilities, a redevelopment/expansion project is often prohibitive due to the lack of available on-site land to meet the parking requirement of 1:1.

As a result, the GAA requests that the Ames City Council direct City Staff to prepare an amendment to Ames City Code that would modify the parking requirements for Greek Chapter House Facilities. Further, the GAA requests that the on-site parking requirement ratio for Greek Chapter House Facilities be 3 beds to 1 parking spot, which is similar to several existing parking ratio found at many of the Greek Chapter House Facilities. Amending the parking regulations as it pertains to Greek Chapter House Facilities will allow for the Chapters of the ISU Greek Community to maintain a strong, viable presence near the campus area while enhancing the living and educational needs of their student members.

Thank you for your consideration of our request. The GAA looks forward to working with you to meet the needs of our Greek Chapter House Facilities.

From: "James Deppe" <jamesdeppe@q.com>
To: <kmarren@city.ames.ia.us>, <bobanncamp@aol.com>
Cc: <sschainker@city.ames.ia.us>
Date: 10/10/2014 11:41 AM
Subject: 10-14 Fraternity and Sorority Parking Input - Jim Deppe - Resident of Neighborhood

Dear Karen,

I appreciated talking to you on the phone yesterday. The following is my input, since I live on Ash Ave and was out of town during the parking meeting last week.

Dear Council,

I believe the fraternities and sororities have an obligation to provide to each member with one parking stall. It's a quality of life issue for the new fraternity and sorority members, families in the neighborhood, and people visiting residents in the residential buildings of the neighborhood. And it's an economic issue of keeping a level playing field. Some of the stronger points I feel are worth considering are:

1. The current parking requirements are economically fair to the fraternity & sorority non-profits, the apartment owners, and to the single family residential owners to the neighborhood. I believe changing them would give one economic entity an unfair advantage over another.
2. Previous grandfathered parking requirements should continue with previous room occupancies on record, until a building's occupancy is increased through new construction. At that time, the parking zoning regulations kick in, requiring the whole building to be in parking compliance or keep the grandfathered parking for the older part of the building and new additional beds would need to comply with the zoning parking requirement.
3. Offsite parking should be allowed for new construction if it is owned by the fraternities or sororities or it is a long term, renewable 20 year plus lease with the university. The fraternity or sorority signs a recorded document with the city, agreeing to have the required offsite parking and agreeing to vacate the building to legally occupancy limits if such parking is not in place. The offsite parking should either be on university land or land not zoned single family residential. Limits should also be placed on the distance from the dwelling structure.
4. Fraternities and Sororities should still have yearly occupancy inspections and a database to determine if occupancy and parking is in sync. If parking is not to the city standards and zoning in place, occupancy should be reduced until it comes into compliance. The same standards apply to any over-crowded apartment building not in compliance with occupancy and parking regulations.

Sincerely,
James Deppe

ORDINANCE NO.

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY REPEALING CHAPTER 29 SECTION 406(2)(B) AND (C) AND TABLE 29.406(2) AND ENACTING A NEW SECTION 406(2)(B) AND TABLE 29.406(2) THEREOF, FOR THE PURPOSE OF REDUCING ON-SITE PARKING REQUIRED FOR FRATERNITY AND SORORITY HOUSING; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ENACTED, by the City Council for the City of Ames, Iowa, that:

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by enacting a new Section as follows:

“Sec. 29.406. OFF-STREET PARKING.

(2) Required Parking Spaces.

...

(b) Whenever a building or use lawfully existing on the effective date of this Ordinance, May 1, 2000, is enlarged in floor area, number of employees, number of dwelling units, seating capacity, or otherwise to create a need for an increase of 10% or more in the number of required parking spaces, such spaces shall be provided on the basis of such enlargement or change.

**Table 29.406(2)
Minimum Off-Street Parking Requirements**

PRINCIPAL LAND USE	ALL ZONES EXCEPT DOWNTOWN AND CAMPUS TOWN SERVICE CENTER ZONES	DOWNTOWN AND CAMPUS TOWN SERVICE CENTER ZONES
RESIDENTIAL DWELLINGS		
One and Two-Family and Single Family Attached (including Manufactured Homes outside RLP District)	2 spaces/Residential Unit (RU)	1 space/RU

Apartment Dwellings	1.5 space/RU; for one-bedroom units 1 space/bedroom for units of 2 bedrooms or more 1.25 space/bedroom for units of 2 bedrooms or more in University Impacted (O-UIE and OUIW) 1 space/residential unit for an Independent Senior Living Facility	1 space/RU
Dwelling House	1 space per bedroom	N/A
Family Home	2 spaces plus 1 space/2 full time staff members of the largest shift	NONE
Group Living		NONE
Nursing and convalescent homes	1 space/5 beds, plus 1 space/2 staff members of the largest shift	
College and University housing, fraternities and sororities	1 space/3 bed	
Mobile Home and Manufactured Home in Manufactured/Mobile Home Parks	2 spaces/Manufactured/Mobile Home Space plus 1 space for guest parking/4 Manufactured/Mobile Home Spaces	NONE
Short-Term Lodging Hotel/Motel, including ancillary uses	1 space/guest room; plus 6 spaces/1,000 sf of ballroom, meeting, bar and restaurant areas; plus 1 space/2 employees of the largest shift	1 space/guest room, plus 5 spaces/1,000 sf of ballroom, meeting, bar and restaurant areas; plus 1 space/2 employees of the largest shift
Boarding houses, rooming houses, and lodging houses	1 space/bed	0.5 space/bed
OFFICE		
Medical/Dental office	1 space/143 sf where there is no agreement for shared parking; 1 space/200 sf where there is an agreement for shared parking or for medical facilities that exceed 50,000 sf	NONE
Other office	1 space / 300 sf	NONE
TRADE AND WHOLESALE		
Wholesale Trade	1 space/500 sf	NONE

Printing	1 space/200 sf of retail area; plus 1 space/2 employees on largest shift; plus 1 space/company vehicle	NONE
Fuel Sale/Convenience Stores	1 space/200 sf; spaces at fuel pump islands may be counted towards this requirement	NONE
Retail Sales and Services-General	1 space/300 sf	NONE
Display store (furniture, appliances, carpets, etc.)	1 space/500 sf	NONE
Financial institution (freestanding or as ground level service area)	Ground level: 1 space/250 sf; other than ground level: 1 space/300 sf	NONE
Entertainment and Recreation Trade	14 spaces/1,000 sf	NONE
Sit-Down Restaurant	9 spaces/1,000 sf	NONE
Fast food restaurant	12 spaces/1,000 sf in dining or waiting area, or 1 space/2 employees if no seating	NONE
Recreation facility, health club	5 spaces/1,000 sf	NONE
Enclosed tennis, handball, racquetball or squash courts	4 spaces/court plus 1 space/200 sf for rest of building	NONE
Bowling Alley	5 spaces/lane. Bar, restaurant and other uses shall provide parking according to the requirement for that use	NONE
INSTITUTIONAL AND MISCELLANEOUS USES		
Auditoriums, theaters, stadiums and arenas	Greater of 1 space/5 seats or 10 spaces/1,000 sf, with a minimum of 20 spaces	Greater of 1 space/4 seats or 10 spaces/1,000 sf, with a minimum of 20 spaces
Places of Worship	When seating is provided in main auditorium: 1 space/4 seats, exclusive of Sunday School and other special areas. When seating is not provided in main auditorium: 1 space/60 sf of worship area	NONE
Private clubs, fraternal organizations, libraries, museums and community buildings	1 space/200 sf	NONE
Funeral Home/Mortuary	1 space/50 sf in slumber rooms, parlors and funeral service rooms	NONE
Vehicle Service Facilities Fuel Sales Only Service/Repair Facilities	3 spaces plus 1/employee 3 spaces plus 2 spaces/service bay	NONE
Car Wash	2 spaces plus 5 stacking spaces/washing bay	NONE
Motor vehicle sales and service	2 spaces plus 1 space/500 sf over 1,000 sf in the showroom, plus 2 spaces/service bay	NONE

Heliport or helicopter landing area	Greater of 1 space/employee or 2 spaces/1,000 sf of patron area, but not less than 10 spaces	NONE
Hospital/medical center	1 space/2 beds plus 1 space/2 staff members of the largest shift	NONE
Schools primarily serving children younger than age 16	Greater of 2 spaces/classroom or 1 space/4 seats in auditorium	NONE
High schools and universities	Greater of 1 space/2 students; or 10 spaces/classroom; or 1 space/4 seats in auditorium	4 spaces/classroom
Sports Practice Facility	2 spaces/1,000 sq ft of gross floor area	2 spaces/1,000 sq ft of gross floor area
INDUSTRIAL		
Industrial Service, Manufacturing and Production, Resource Production and Extraction	1 space/500 sf plus 1/space/company vehicle	NONE
Warehouse	One (1) parking space per 5,000 sq.ft.	NONE
MIXED-USE DEVELOPMENT	Mixed-use development parking shall be determined as the sum of parking requirements of the individual use components	NONE

(Ord. No. 3587, 9-12-00, Ord. No. 3643, 1-8-02, Ord. No. 3666, 6-11-02, Ord. No. 3720, 7-22-03, Ord. No. 3739, 10-14-03; Ord. No. 3866, 12-20-05; Ord. No. 3872, 03-07-06; Ord. No. 3967, 9-9-08; Ord. No. 3993.06-16-09; Ord. No. 4030, 4-13-10; Ord. No. 4060, 4-26-11; Ord. 4107, 01-24-12; Ord. No. 4120, 7-24-12; Ord. No. 4175, 4-22-14)

Section Two. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Three. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this _____ day of _____, _____.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor