



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 7, 2016

Re: Cunningham Place Plat 2 – Final Plat (Case 16-207)

## Executive Summary

Approval of this request will result in the creation a one-lot subdivision, to be known as "Cunningham Place Plat 2". The 0.778-acre subject site is located on the east side of College Avenue, approximately 350 feet south of Paris Road, and is addressed 404 & 408 N College Avenue.

## Discussion

The applicant is requesting a final plat to consolidate Lot 3 of the Revised Plat of Cunningham Place, and Lots 1, 2 & 3 of Mitchell Court into a single lot (Lot 7). Two residential structures, addressed 404 and 408 N College Avenue, occupy the site, and are classified by the Boone County Assessor's records as a duplex and a fourplex, respectively.

Pending changes to the City's development regulations will eliminate a clause that allows multiple lots to be considered as one by building over intervening property lines. Replatting the subject site will result in the formal creation of a single lot which could be redeveloped subject to R-3 District zoning standards and applicable standards and criteria of the Benton-Stephens U-C Overlay District.

Under current R-3 zoning standards multiple structures are allowed on a single parcel of land provided there is a minimum of 2,500 sq. ft. of lot area per dwelling unit. Based upon a combined total of 6 dwelling units on the consolidated lot a minimum of 15,000 sq. ft. of lot area would be required. The site has approximately 33,890 sq. ft.; therefore, is compliant with the unit to lot area standards of the R-3 district.

The plat dedicates additional street right-of-way and a utility easement, and satisfies all applicable development code standards.

The Planning and Zoning Commission considered this request on October 6, 2016. Two neighborhood residents raised concerns about the speculative nature of the request, given that there are no immediate plans to redevelop the site, and the potential negative impacts that multi-family redevelopment would have on the neighborhood's single-family character.

The Commission voted 4-3 to approve the plat after discussion.

A copy of the staff report, locator maps, final plat, and meeting excerpts are attached.



## Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion is not required.

Long-Term Impact: None.

## Vision & Strategic Plan Impact

### Vision Impacts:

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

## Legislative History

Date	Action
N/A	N/A

## Suggested Council Action

Approve the final plat for "Cunningham Place Plat 2" as recommended by the Planning and Zoning Commission.