

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
August 19, 2021**

SUMMARY

A request by Crockett Engineering (agent), on behalf of White Oak Investment Properties, LLC. (owner), for one-lot final plat to be known as "Central Addition Plat No. 2-A". The subject site includes 1.08 acres of land located on the northeast corner of Fay Street and Hinkson Avenue. This plat is desired to facilitate future expansion of the Logboat Brewery facility. This request was originally advertised with a design adjustment to Section 29-5.1(c)(4)(ii) of the UDC relating to dedication of right-of-way on Hinkson Avenue and Fay Street which has been withdrawn. **(Case 223-2021)**

DISCUSSION

The applicant is seeking approval of a one-lot final minor plat to be known as *Central Addition Plat No. 2-A*. The subject site contains one existing structure known as Logboat Brewery. The intent is to consolidate five tax parcels into one lot to facilitate the expansion of the brewery facility. The 1.08-acre site located on the northeast corner of Fay Street and Hinkson Avenue. A concurrent rezoning request to rezone parts of the subject site from M-N (Mixed-Use Neighborhood) to IG (Industrial) is concurrently being reviewed under Case # 225-2021.

The Logboat Brewery facility and associated parking are presently contained on Lot 1 from Central Addition Plat No. 2 (2018) and takes access from Fay Street and Hinkson Avenue. Part of Lot 9 from Central Addition Plat 1 (1870) and Lot 10 of the aforementioned Plat 2 previously contained two single-family detached structures which have since been demolished. Based upon previously conducted concept reviews with the applicant that the eastern portion of the site will contain the bulk of the proposed production facility expansion. The tract referenced as Part of Lot 12 from the aforementioned Plat 2 takes access from Hinkson Avenue and contains some portion of the brewery's outdoor patio area. All of these tracts are to be consolidated into a single 1.08-acre lot to be known as Lot 1-A.

This request was originally advertised as including a design adjustment to 29-5.1(c)(4)(ii) relating to the dedication of right-of-way on Hinkson Avenue and Fay Street which has been withdrawn. The plat proposes to dedicate 10' of right-of-way on both roadway frontages along with the appropriate corner truncations, thereby satisfying the requirement to dedicate appropriate half-widths for these streets. Additionally, the plat dedicates the appropriate half-width right-of-way for College Avenue.

The dedication of right-of-way along Fay Street creates an encroachment of an existing retaining wall and parking lot into the public right-of-way. If approved, these structures become legal nonconformities that may continue in use as set forth in Section 29-6.5(b) of the UDC. This plat does not create any other non-conformities in relation to the zoning standards of the UDC.

Sidewalk is existing along all street frontages. Standard 10' utility easements are being dedicated by the plat. The site is served by all City utilities and requires no other public utility infrastructure expansion at this time.

The proposed final plat has been reviewed by staff and it meets all requirements of the Unified Development Code.

RECOMMENDATION

Approve the requested final minor plat of *Central Addition Plat No. 2-A*

SUPPORTING DOCUMENTS (ATTACHED)

- 1) Locator Maps
- 2) Final Plat

SITE CHARACTERISTICS

Area (acres)	1.08
Topography	Generally flat with minor retaining wall on Fay Street frontage
Vegetation/Landscaping	Commercial Landscaping; no significant trees
Watershed/Drainage	Flat Branch
Existing structures	Logboat Brewery, associated parking lot and retaining wall

HISTORY

Annexation date	1906
Zoning District	IG & M-N
Land Use Plan designation	City Center
Previous Subdivision/Legal Lot Status	Lot 1 and Parts of Lots 10&12 from Central Addition Plat No. 2 (2018); and Part of Lot 9 from Central Addition to the City of Columbia (1870)

UTILITIES & SERVICES

Site is fully served by City of Columbia utilities and services.

ACCESS

Fay Street	
Location	West
Major Roadway Plan	N/A; Local non-residential
CIP projects	None
Sidewalk	Existing

Hinkson Avenue	
Location	South
Major Roadway Plan	N/A; Local non-residential
CIP projects	None
Sidewalk	Existing

College Avenue	
Location	East
Major Roadway Plan	Major Arterial
CIP projects	None
Sidewalk	Existing

PARKS & RECREATION

Neighborhood Parks	Field (1000' NW); Lions-Stephens Park (1/3 mile SE); Armory Rec Center (1/3 mile SW); and Douglass Park (1/2 mile West)
Trails Plan	Proposed Primary Trail - Colt RR Trail (200' NW)
Bicycle/Pedestrian Plan	College Avenue is a key roadway to bike/ped connectivity and the Colt RR Trail is a proposed new addition to the Bike/Ped Network

PUBLIC NOTIFICATION

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of this pending request via advanced notice on July 30, 2021. 21 postcards were distributed.

Public information recap	Comments/concerns: N/A
Notified neighborhood association(s)	Benton-Stephens NA; North Central Columbia NA
Correspondence received	None.

Report prepared by Brad Kelley

Approved by Patrick Zenner