

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
April 10, 2025**

**SUMMARY**

A request by Koehler Engineering (agent), on behalf of AG Jones Properties, LLC (owners). for approval of a 2-lot preliminary plat containing 0.48-acres of R-1 (One-family Dwelling) zoned property to be known as Walter Miller Subdivision. The subject site is located at 1516 Wilson Avenue.

**DISCUSSION**

The applicants are seeking approval of a two-lot preliminary plat of their 0.48-acre parcel located at the southwest corner of S. William Street and Wilson Avenue. The property currently consists of two lots, Lots 26 and 27 of Bouchelle's Addition, which are oriented to the S. William Street frontage. The proposed preliminary plat would reorient the lots to front along Wilson Avenue by splitting the parcels from north to south in preparation for a potential sale and/or development of the vacant portion of the parcels, lying west of the existing home.

The reconfiguration of the two lots will require the extension of a public sewer main along the Wilson Avenue frontage to serve Lot 2. As such, replatting the property requires the submission of preliminary plat along with the necessary sewer design plans. Upon approval of the preliminary plat and sewer construction plans, staff anticipates the applicants will submit a final plat to complete the subdivision process. The final plat will be considered by City Council only.

Additional right-of-way has been shown as being dedicated along both Wilson Avenue and S. William Street. The preliminary plat also shows the standard 10-foot utility easement along all street frontages. Dedication of the additional right-of-way and utility easements would occur upon approval of the final plat. Lot 1, where the existing home sits, is proposed to be 13,213 square feet in size, while Lot 2 is planned to be 8,011 square feet. Therefore, the lots comply with the R-1 minimum lot size requirement of 7,000 square feet.

An existing deck on the east-facing façade of the existing home (S. William Street frontage) is considered to be a legal nonconformance due to a conflict with the 25-foot side yard setback required on corner lots in the R-1 zoning district. This nonconformance is allowed to remain in place, but is prohibited from further expansion into the setback.

The preliminary plat has been reviewed by city staff and external agencies and found to be compliant with the standards and provisions of the UDC subject to minor technical corrections. Prior to forwarding the plat to Council for consideration all technical corrections shall be addressed.

**RECOMMENDATION**

Approve the preliminary plat of Walter Miller Subdivision, subject to minor technical corrections.

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator Maps
- Preliminary Plat

## **SITE CHARACTERISTICS**

<b>Area (acres)</b>	0.48 acres
<b>Topography</b>	Gently sloping to South and East
<b>Vegetation/Landscaping</b>	Turf & Landscaping
<b>Watershed/Drainage</b>	Hinkson Creek
<b>Existing structures</b>	Single-family home & detached garage

## **HISTORY**

<b>Annexation date</b>	1906
<b>Zoning District</b>	R-1 (One-family Dwelling)
<b>Land Use Plan designation</b>	Neighborhood District
<b>Previous Subdivision/Legal Lot Status</b>	Bouchelle's Addition, Lots 26 & 27

## **UTILITIES & SERVICES**

All utilities and services provided by the City of Columbia.

## **ACCESS**

<b>William Street</b>	
<b>Location</b>	East side of parcel
<b>Major Roadway Plan</b>	Neighborhood Collector
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	Constructed

<b>Wilson Avenue</b>	
<b>Location</b>	North side of parcel
<b>Major Roadway Plan</b>	N/A
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	Constructed

## **PARKS & RECREATION**

<b>Neighborhood Parks</b>	Clyde Wilson Memorial, Cliff Drive, Paquin Park
<b>Trails Plan</b>	Rollins Street Connector
<b>Bicycle/Pedestrian Plan</b>	None

## **PUBLIC NOTIFICATION**

All property owners within 185 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified via public information postcards distributed on November 20, 2024. Hearing notification letters were distributed on March 17, 2025, providing clarification on the nature of this request given it was previously errantly posted with a "Public Hearing" sign.

<b>Notified neighborhood association(s)</b>	East Campus
<b>Correspondence received</b>	None

Report prepared by Rusty Palmer

Approved by Patrick Zenner