

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
October 6, 2016**

**SUMMARY**

A request by Hinshaw Family Partnership, L.P. (owner) to consolidate three R-3 (Medium Density Multiple-Family Dwelling District) zoned lots into a single lot by a replat to be known as "Anthony's Addition Plat 2". The 0.91-acre subject site is located on the northeast corner of Anthony and Dorsey Streets, and is addressed 1401, 1405 & 1407 Anthony Street. **(Case #16-206)**

**DISCUSSION**

The applicant is requesting a final plat to consolidate Lots 19, 20, and 21 of Anthony's Addition into a single lot (Lot 23). Three residential structures, addressed 1401, 1405, and 1407 Anthony Street occupy the site, and are classified by the Boone County Assessor's records as a duplex, fourplex, and triplex, 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 East Campus U-C Overlay District.

It should be noted that Dorsey Street will become the official front yard of the proposed lot and that the Anthony Street frontage will become a side yard. As a result, several of the structures will become nonconforming in relationship to the new setbacks. These nonconforming structures may be maintained; however, the level of nonconformity cannot be expanded. It should also be noted that the setback on Anthony Street that is shown on the plat is the median setback of the block face from Dorsey to Shockley as required per Section 29-26(b)(1) of the Zoning Ordinance.

Based upon R-3 zoning standards multiple structures are allowed on a single lot provided a minimum of 2,500 sq.ft of lot area per dwelling unit is provided. Given the combined total of 9 dwelling units on the subject parcels a minimum of 22,500 sq.ft would be required. The subject lot will has a total of 39,640 sq.ft; is compliant with the unit to lot area standards of the R-3 district.

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

**RECOMMENDATION**

Approval of the proposed final plat

**SUPPORTING DOCUMENTS**

- Locator maps
- Plat

**SITE HISTORY**

<b>Annexation Date</b>	1906
<b>Existing Zoning District(s)</b>	R-3 (Medium Density Multiple-Family District) East Campus Urban Conservation Overlay District (U-C)
<b>Land Use Plan Designation</b>	Neighborhood District
<b>Subdivision Status</b>	Platted lots

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	0.91 acre
<b>Topography</b>	Gently sloping from northwest to southeast
<b>Vegetation/Landscaping</b>	Grass and trees
<b>Watershed/Drainage</b>	Hinkson Creek
<b>Existing structures</b>	1401 Anthony St: 2,691sf duplex (built 1928) 1405 Anthony St: 2,949sf fourplex (1935) 1407 Anthony St: 1,991sf triplex (1919)

**UTILITIES & SERVICES**

All City services are available to the site. Adequate utility service capacities will be verified prior to any permits being issued for development which may place additional demands on existing systems.

**ACCESS**

<b>Dorsey Street</b>	West side of site
<b>Major Roadway Plan</b>	Local residential (Improved; City-maintained)
<b>CIP Projects</b>	None
<b>Sidewalk</b>	In place

<b>Anthony Street</b>	South side of site
<b>Major Roadway Plan</b>	Local residential (Improved; City-maintained)
<b>CIP Projects</b>	None
<b>Sidewalk</b>	In place

**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 a public information meeting, which was held on September 27, 2016.

<b>Public Information Meeting Recap</b>	Number of attendees: 4 Comments/concerns: Infrastructure capacity, stormwater runoff, potential intensity of redevelopment (neighborhood character)
<b>Neighborhood Association(s)</b>	East Campus
<b>Correspondence Received</b>	None

Report prepared by Steve MacIntyre; approved by Patrick Zenner