



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 6, 2016

Re: Anthony's Addition Plat 2 – Final Plat (Case 16-206)

Executive Summary

Approval of this request will result in the creation a one-lot subdivision, to be known as "Anthony's Addition Plat 2". The 0.91-acre site is located on the northeast corner of Anthony and Dorsey Streets.

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. A total of 9 dwelling units will exist on the proposed combined lot which requires a minimum lot area of 22,500 sq. ft. The subject lot has a total of 39,640 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 utility easements, and satisfies all applicable development code standards.

The Planning and Zoning Commission considered this request on October 6, 2016. A neighboring resident raised concerns about perceived storm water and sanitary sewer infrastructure inadequacy in the area and potential impacts of future redevelopment of the site. Two Commissioners indicated their opposition to replatting at this time since there is no immediate plan to redevelop the site. Further discussion revealed that if the site were



redeveloped following the adoption of the proposed Unified Development Code would be subject to stricter standards than exist due to new neighborhood protection standards.

Following questions about the setbacks shown on the proposed plat, it was acknowledged by the surveyor that the median setback along Anthony Street was likely to be greater than the 25 feet shown. The Commission voted 4-3 to approve the plat, subject to the median setback being shown along the site's Anthony Street frontage. The plat has since been amended to show a 27-foot setback along Anthony Street to meet this requirement and condition of approval.

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 "Anthony's Addition Plat 2" as recommended by the Planning and Zoning Commission.