

**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

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

HISTORY

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

UTILITIES & SERVICES

All utilities and services provided by the City of Columbia.

ACCESS

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

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

PARKS & RECREATION

Neighborhood Parks	Clyde Wilson Memorial, Cliff Drive, Paquin Park
Trails Plan	Rollins Street Connector
Bicycle/Pedestrian Plan	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.

Notified neighborhood association(s)	East Campus
Correspondence received	None

Report prepared by Rusty Palmer

Approved by Patrick Zenner