

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
May 19, 2022**

SUMMARY

A request by SSE (agent), on behalf of Hinkson Avenue Properties LLC (owner), for a one-lot plat of approximately 0.46-acres addressed 1706 Hinkson Avenue. The purpose of the platting action is to bestow legal lot upon the property. The property is zoned R-MF (multiple-family dwelling district) and is located within the Benton Stephens UC-O (Urban Conservation Overlay) district. **(Case # 157-2022)**

DISCUSSION

The applicant seeks approval of a subdivision plat to be known as “Hinkson Estates Plat 1” to bestow legal lot-status on the 0.46-acre property addressed 1706 Hinkson Avenue. The R-MF (Multiple-family Dwelling) zoned property is presently improved with a circa 1948, 1,130 sq.ft. single-family dwelling that is also subject to the requirements of the Benton Stephens UC-O (Urban Conservation Overlay) district should the site redevelop. The applicant expressed a desire to redevelop the site in conformance with the underlying R-MF zoning; however, actual development plans have not been submitted.

The purpose of the platting action is to confer ‘legal lot status’ to the subject acreage. The parcel shown for platting meets all current R-MF dimensional requirements and was created by deed description from Lot 22 of the Stephens Addition that was originally recorded in 1867. Given the property has never been formally platted as lot, the platting action presented is a necessity prior to any permit issuance for improvements to the existing structure or redevelopment of the site. Given the parcel is zoned R-MF, all possible housing types are permitted upon the site (single-family, two-family, or multi-family); however, such redevelopment would be subject to the Benton-Stephens Urban Conservation District Overlay’s (UC-O) standards.

As noted, redevelopment of the site is desired and such action would be subject to full compliance with the building code, the UDC’s zoning and subdivision requirements, and the Benton-Stephen UC-O standards. The UC-O requires Benton-Stephens Neighborhood Association notification and review of the proposed redevelopment plans as well as prescribes standards impacting development-related aspects such as how many units may be permissible under a variety of redevelopment scenarios as well as UC-O specific parking standards and architectural/design controls impacting redevelopment appearance. All criteria relating to the UC-O’s supplemental controls are found in Section 29-2.3 (i) of the UDC.

It should be noted that staff has not undertaken a detailed zoning evaluation of the impacts that redevelopment of this site may present as that is not the purpose of this review. Staff’s evaluation has focused on the platting action’s technical compliance with UDC’s subdivision standards. This platting action, unlike a ‘resubdivision or replat’ of existing platted land, is not believed to be subject to the “approval” standards found in Section 29-5.2(d)(3) of the UDC given the acreage has never been previously platted.

As such, given these findings and prospective, staff notes the parcel has sidewalk existing along its Hinkson Avenue frontage and the existing gravel driveway, per Section 29-6.5(d) of the UDC, is considered a legal non-conforming site feature. Non-conforming site features may not be expanded and their removal or redevelopment of the site would trigger full compliance with the UDC current standards. Additionally, in reviewing public utility infrastructure capacity available to the site there were no known limitations or issues identified related to the site’s ability to be served as either developed or under a potential R-MF redevelopment scenario.

The plat further shows the required dedication of 5' of additional right-of-way (ROW) on Hinkson Avenue to provide the required 25' half-width for a local residential street as well as dedicates the 10' utility easement required adjacent to the Hinkson Avenue ROW. The plat is seeking no design adjustments.

Following internal and external staff review the plat has been found to be compliant will requirements of the UDC, subject to a minor technical correction.

RECOMMENDATION

Approve the final plat of "Hinkson Estates Plat 1" subject to minor technical corrections.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Final Plat

SITE CHARACTERISTICS

Area (acres)	.46 acres
Topography	Mostly flat
Vegetation/Landscaping	Turf
Watershed/Drainage	Hinkson Creek
Existing structures	Single-family home

HISTORY

Annexation date	1906
Zoning District	R-MF and Benton-Stephens UC-O
Land Use Plan designation	Neighborhood
Previous Subdivision/Legal Lot Status	Part of a previous plat and survey tract/not a legal lot as combined

UTILITIES & SERVICES

All services provided by the City of Columbia.

ACCESS

Hinkson Avenue	
Location	North side of site
Major Roadway Plan	Local residential
CIP projects	NA
Sidewalk	Sidewalks in place

PARKS & RECREATION

Neighborhood Parks	Lions-Stephens Park ¼ to the south along N. Ann Street and Stephens Lake Park ¼ mile east
Trails Plan	Approx. .5 mile from Hinkson Creek Trail @ Stephens Lake
Bicycle/Pedestrian Plan	Bike Boulevard on Windsor Street

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 an advanced public notification postcard on April 13, 2022, and a property owner letter on April 28, 2022. 19 postcards and letters were sent.

Public information meeting recap	N/A due to COVID-19 protocols
Notified neighborhood association(s)	Benton-Stephens and Country Club Estates Neighborhood Associations and Hilldale Village Homeowner Association
Correspondence received	One inquiry from neighbor with questions about the plat and redevelopment plans. Staff provided the applicant's contact information.

Report prepared by Rachel Smith

Approved by Patrick Zenner