



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 21, 2022

Re: Hinkson Apartments, Plat No. 1- Final Minor Plat (Case # 278-22)

Executive Summary

Approval of this final plat will bestow legal lot status on property addressed 1504 and 1506 Hinkson Avenue.

Discussion

The applicant seeks approval of a one-lot subdivision plat to be known as "Hinkson Apartments, Plat No. 1" for the purpose of bestowing legal lot-status on the 0.43-acres addressed 1504 and 1506 Hinkson Avenue. The property is zoned MF (Multiple-family Dwelling) and UC-O (Urban Conservation Overlay – Benton Stephens). Should the property redevelop, conformance with the Benton Stephens UC-O, underlying R-MF neighborhood protections, and all other applicable UDC standards would apply. The criteria relating to the UC-O's supplemental controls are found in Section 29-2.3 (i) of the UDC, and are described in detail in the Planning Commission staff report, attached. No development plans have been submitted at this time; however, the applicant has expressed a desire to redevelop the site in conformance with the Benton Stephens UC-O and R-MF requirements.

The parcel presented for platting is part of Lot 5 of the 1867 Stephens Addition Subdivision and has been improved with its existing structure since approximately 1955. The parcel meets all current R-MF dimensional requirements; however, has never been formally platted in its current configuration. As such and in accordance with section 29-6.4(b) of the UDC, the platting action as presented is a necessity prior to any permit issuance for improvements to the existing structure or any desired redevelopment activities.

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. In light of this, staff has reviewed the plat for technical compliance with UDC's subdivision standards and found it to be compliant with all requirements of the UDC. The parcel has sidewalk along its Hinkson Avenue frontage, dedicates an additional 5-feet of right-of-way to meet a 25-foot half-width, a standard 10-foot utility easement along Hinkson Avenue, and a 16-foot drainage easement across the existing public storm drain that traverses the rear of the property. No design adjustments have been requested in connection with the requested platting action.

The Planning and Zoning Commission considered this request at their October 20, 2022 meeting. Staff presented its report and the applicant provided a brief presentation. Two members of the public spoke in regards to the proposal and expressed general concern with consolidating lots for multi-family development and its impact on value of homes and the



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behavior of potential neighbors or tenants. After limited additional discussion, a motion to recommend approval of the final plat was unanimously approved (8-0).

The Planning Commission staff report, locator maps, plat, and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Possible impacts could be public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Not Applicable

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approval of the Hinkson Apartments, Plat No. 1 as recommended by the Planning and Zoning Commission.