

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

SUMMARY

A request by Hinshaw Family Partnership, L.P. (owner) for approval of a one-lot replat of R-3 (Medium Density Multiple-Family Dwelling District) zoned land to be known as "Replat of Lot 3 of the Revised Plat of Cunningham Place, and Lots 1, 2 & 3 of Mitchell Court, Columbia, Missouri". The 0.778-acre subject site is located on the east side of College Avenue, approximately 350 feet south of Paris Road, and is addressed 404 & 408 N College Avenue. **(Case #16-207)**

DISCUSSION

The applicant is requesting a final plat to consolidate Lot 3 of the Revised Plat of Cunningham Place, and Lots 1, 2 & 3 of Mitchell Court into a single lot (Lot 7). Two residential structures, addressed 404 and 408 N College Avenue, occupy the site, and are classified by the Boone County Assessor's records as a duplex and a fourplex, 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 Benton-Stephens U-C Overlay District.

Under current R-3 zoning standards multiple structures are allowed on a single parcel of land provided there is a minimum of 2,500 sq.ft. of lot area per dwelling unit. Based upon a combined total of 6 dwelling units located on these parcels a minimum of 15,000 sq.ft. of lot area would be required. The site has approximately 33,890 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 a utility easement, and satisfies all applicable development code standards.

RECOMMENDATION

Approval of the proposed final plat

SUPPORTING DOCUMENTS

- Locator maps
- Plat

SITE HISTORY

Annexation Date	1849
Existing Zoning District(s)	R-3 (Medium Density Multiple-Family District) Benton-Stephens Urban Conservation Overlay District (U-C)
Land Use Plan Designation	Neighborhood District
Subdivision Status	Platted lots

SITE CHARACTERISTICS

Area (acres)	0.778 acre
Topography	Gently sloping from northwest to southeast
Vegetation/Landscaping	Grass and trees
Watershed/Drainage	Flat Branch Creek
Existing structures	404 N College Ave: 2,579sf duplex (built 1920) 408 N College Ave: 3,227sf fourplex (1920)

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

College Avenue	West side of site
Major Roadway Plan	Major Arterial (Improved; MoDOT-maintained)
CIP Projects	None
Sidewalk	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.

Public Information Meeting Recap	Number of attendees: 11 Comments/concerns: Potential redevelopment & erosion of neighborhood character
Neighborhood Association(s)	Benton-Stephens
Correspondence Received	None

Report prepared by Steve MacIntyre; approved by Patrick Zenner