

**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**

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

**HISTORY**

<b>Annexation date</b>	1906
<b>Zoning District</b>	R-MF and Benton-Stephens UC-O
<b>Land Use Plan designation</b>	Neighborhood
<b>Previous Subdivision/Legal Lot Status</b>	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**

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

**PARKS & RECREATION**

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

<b>Public information meeting recap</b>	N/A due to COVID-19 protocols
<b>Notified neighborhood association(s)</b>	Benton-Stephens and Country Club Estates Neighborhood Associations and Hilldale Village Homeowner Association
<b>Correspondence received</b>	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