

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
October 20, 2022**

SUMMARY

A request by Crockett Engineering Consultants (agent), on behalf of Enrich Properties, LLC. (owner), seeking approval of a 1-lot final plat. The 0.43-acre site is currently zoned R-MF (Multi-family Dwelling) and within the Benton-Stephens Neighborhood UC-O (Urban Conservation Overlay) District. The site is located on the southern frontage of Hinkson Avenue, approximately 750-feet east of the intersection of Hinkson Avenue and Paris Road, and contains the addresses 1504 & 1506 Hinkson Ave. **(Case #278-2022)**

DISCUSSION

The applicant seeks approval of a subdivision plat to be known as “Hinkson Apartments, Plat No. 1” to bestow legal lot-status on the 0.43-acre property addressed 1504 & 1506 Hinkson Avenue. The R-MF (Multiple-family Dwelling) zoned property is presently improved with a circa 1955, 1,212 sq. ft. duplex and is 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 parcels shown for platting meets all current R-MF dimensional requirements and were created by deed description from Lot 5 of the Stephens Addition that was originally recorded in 1867. Given the property has never been formally platted as a 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.

Given redevelopment of the site is desired, future improvements require full compliance with the building code, the UDC’s zoning and subdivision requirements, and the Benton-Stephen UC-O standards. The UC-O requires that the Benton-Stephens Neighborhood Association be notificated and provided opportunity to review 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.

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’s current standards. The plat further shows the required dedication of 5-feet of additional right-of-way (ROW) on Hinkson Avenue to provide the required 25-foot half-width for a local residential street as well as dedicates the standard 10-foot utility easement adjacent to the site’s Hinkson Avenue frontage. Additionally, a 16-foot drainage easement is proposed for dedication over an existing public storm drain that traverses the rear yard of the property. The plat does not seek any design adjustments.

Following internal and external staff review the plat has been found to be compliant with requirements of the UDC, subject to a minor technical correction, that will be required to be addressed prior to forwarding this matter to Council for their consideration.

RECOMMENDATION

Approve the final plat of "Hinkson Apartments, Plat No. 1" subject to minor technical corrections.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Final Plat

SITE CHARACTERISTICS

Area (acres)	.43 acres
Topography	Mostly flat
Vegetation/Landscaping	Turf and one significant tree
Watershed/Drainage	Hinkson Creek
Existing structures	Duplex

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 southeast; Stephens Lake Park, ¼ mile east
Trails Plan	Approx. ½ 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 September 27, 2022. 23 postcards and letters were sent.

Public Notification Responses	None
Notified neighborhood association(s)	Benton-Stephens and North Central Columbia NA
Correspondence received	None

Report prepared by Brad Kelley

Approved by Patrick Zenner