



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 19, 2017

Re: Villas at Old Hawthorne, Plat 1F – Final Plat (Case #17-136)

Executive Summary

This request will replat 15 lots into 10 lots (5 single-family and 5 common) within the Villas at Old Hawthorne.

Discussion

The applicant is seeking to replat 15 lots originally shown on the final plat for the Villas at Old Hawthorne Plat 1. The 15 lots consist of an "A", "B", and "C" lot. The proposed replat will consolidate the "A" and "B" lots into a single parcel. The "C" lot will remain surrounding the new consolidated lot as a common area. The replat will result in the reduction of the total number of dwelling units that can be built from 10 to 5 and further restrict construction to single-family detached dwellings only.

The approved PUD plan for this development permits single-family or attached single-family dwellings and the original final plat contemplated development of attached single-family homes. However, as market conditions changed after platting the subdivision the lots to the north of the subject site were converted to single-family detached dwellings built over the common lot line between the "A" and "B" lots. Following the adoption of the new Unified Development Code the ability to build over a common property is no longer permitted.

The applicant desires to continue to construct detached single-family homes. As such a replat is required to meet the new development regulations. Internal staff and external agencies have reviewed the proposed replat and find that it meets the platting requirements of the UDC, and there are no clear detrimental impacts to the neighboring properties or the City.

A copy of locator maps and the replat are attached.

Fiscal Impact

Short-Term Impact: None. Public infrastructure exists to support the replatted lots. Sidewalks will be installed along Marcassin Drive frontage prior to final occupancy permit issuance.

Long-Term Impact: Increased infrastructure (sewer/roads), public safety, and solid waste costs which may or may not be off-set by user fees and increased taxes.



Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Development, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
11/20/06	Approved Final Plat – Villas at Old Hawthorne Plat 1 (Ord. 019292)
9/18/06	Approved PUD Plan – Villas at Old Hawthorne (Ord. 019215)

Suggested Council Action

Approve the requested replat.