



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 7, 2021

Re: Lot C1, Old Hawthorne Plat No. 9 & Lot C2, Vistas at Old Hawthorne Plat 1 Rezoning (Case #107-2021)

Executive Summary

Approval will result in rezoning two existing common lots from PD to R-1 zoning.

Discussion

Crockett Engineering Consultants (agent), on behalf of Old Hawthorne Development, LLC and Vistas at Old Hawthorne Homes Association (owners), is seeking approval to rezone Lot C1 of *Old Hawthorne Plat No. 9* and Lot C2 of *Vistas at Old Hawthorne Plat 1* from PD (Planned Development) to R-1 (One-family Dwelling). Both lots are located within existing PD plans, are identified as common lots, and are expected to be combined with additional property to the north as part of a new subdivision. The approximately 1.15-acre site is located along the north side of Ivory Lane within the Old Hawthorne development.

The applicant is seeking the rezoning to R-1 to allow the lots to be incorporated into a proposed preliminary plat to be known as *Old Hawthorne North* (Case #105-2021) which is being concurrently introduced on the Council's September 7 agenda. The two lots are platted as common lots in separate final plats, but were included in the same PUD plan known as *The Vistas at Old Hawthorne*. They would be combined with additional property to create buildable residential lots that would front Ivory Lane.

The Planning and Zoning Commission considered this request at their June 10, 2021 meeting. Staff presented its report and the applicant gave an overview of the request. No member of the public spoke during the public hearing. The Commission inquired about tree preservation on the common lots (currently there are few trees on the common lots), and they also indicated some concern that one of the common lots had not been transferred to the HOA previously. Following additional discussion, a motion to approve the rezoning passed (7-2).

The Planning Commission staff report, locator maps, zoning graphic, final plats (11/20/2006; 2/4/2013), PD plan (3/21/2007), 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 and would be subject to payment of all applicable connection fees for city services like other property presently within the corporate limits.

Long-Term Impact: 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: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Not Applicable

Legislative History

Date	Action
02/04/2013	Approved the final plat of <i>Old Hawthorne, Plat No. 9</i> (Ord. #21601)
11/20/2006	Approved the Final Plat of <i>Vistas at Old Hawthorne Plat 1</i> (Ord. #19295)
11/06/2006	Approved original PD plan for <i>The Vistas at Old Hawthorne</i> (Ord. #19274)

Suggested Council Action

Approve the requested rezoning of the two lots from PD to R-1 as recommended by the Planning and Zoning Commission.