

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
June 10, 2021**

SUMMARY

A request by Crockett Engineering Consultants (agent), on behalf of Old Hawthorne Development, LLC and Vistas at Old Hawthorne Homes Association (owners), 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. (Case #107-2021)

DISCUSSION

The applicant is seeking to rezone two existing common lots that are zoned PD to R-1 zoning to allow them to be incorporated into a proposed preliminary plat to be known as *Old Hawthorne North* (Case #105-2021). 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*.

This request would essentially remove the two common lots from the PD plan, but they would remain as common lots since they were platted as such. This means that the request to rezone the lots would likely have little to no impact as development would still be restricted. If this were solely a rezoning request, it is likely that staff would not support the request as it is unnecessary and it is unclear what the rezoning would accomplish. But given this request is packaged together with a preliminary plat that seeks to reconfigure the two lots into future residential lots shown on the preliminary plat the purpose for the rezoning is somewhat more clear.

The review of the preliminary plat is provided within Case #105-2021, being considered concurrently on the June 10 agenda, and staff is supportive of the reconfiguration of the two lots as shown on the proposed layout. It should be noted, that if the preliminary plat is not approved then the rationale behind the proposed rezoning no longer exists and staff would recommend that the rezoning be denied unless additional evidence is presented, by the applicant, to support the rezoning.

Overall, staff finds that the proposed rezoning is not detrimental to surrounding properties, is compatible with adjacent zoning and land uses, and is appropriate for the subject property. The request has been reviewed by both internal and external agencies and is supported.

RECOMMENDATION

Approval of the requested R-1 rezoning.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Zoning graphic
- Final Plats (11/20/2006; 2/4/2013)
- PD Plan (3/21/2021)

SITE CHARACTERISTICS

Area (acres)	1.15
Topography	Ridge along middle of lot with grade to the east and west
Vegetation/Landscaping	Turf
Watershed/Drainage	Grindstone Creek
Existing structures	None

HISTORY

Annexation date	2005
Zoning District	PD
Land Use Plan designation	<i>Columbia Imagined: Neighborhood; EAP: Residential</i>
Previous Subdivision/Legal Lot Status	Unplatted

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	PWSD #9
Fire Protection	BCFD/City of Columbia
Electric	Boone Electric

ACCESS

Ivory Lane	
Location	Along the south side of property
Major Roadway Plan	NA; Local Residential (50-foot ROW required, City maintained); no additional ROW required.
CIP projects	None
Sidewalk	Sidewalks provided

Cutters Corner Lane	
Location	Stubs to south side of site
Major Roadway Plan	NA; Local Residential (50-foot ROW required, City maintained); no additional ROW required.
CIP projects	None
Sidewalk	Sidewalks provided

Crooked Switch Court	
Location	Stubs to south side of site
Major Roadway Plan	NA; Local Residential (50-foot ROW required, City maintained); no additional ROW required.
CIP projects	None
Sidewalk	Sidewalks provided

PARKS & RECREATION

Neighborhood Parks	Partially within Eastport Park service area; also within Park acquisition service area
Trails Plan	Within North Fork Grindstone Trail area
Bicycle/Pedestrian Plan	None

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 this pending request on May 12, 2021. Twenty-one postcards were distributed.

Report prepared by Clint Smith

Approved by Patrick Zenner