

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
December 21, 2017**

**SUMMARY**

A request by A Civil Group (agent) on behalf of Lifestyle Development, Inc (owner) for approval of a major amendment to The Villas at Old Hawthorne PD plan, most recently revised 2/15/17, to amend the lot layouts along Caymus and Harlan Courts. The subject site is located east and west of Old Hawthorne Drive West, approximately one-half mile north of State Highway WW. (**Case #18-5**)

**DISCUSSION**

The applicant is requesting to amend portions of the existing PD plan that are located along two unbuilt cul-de-sacs. Lots along Caymus Court and Harlan Court, both located east of Old Hawthorne Drive West, are currently allowed to be improved with either single-family detached dwellings or single-family attached structures with 2-4 attached units per lot. The requested amendment would revise the existing plan (approved by minor amendment on 2/15/17) by restricting lots along Caymus and Harlan Courts to single-family detached dwellings only. It would also increase the number of lots along each cul-de-sac; Harlan would increase from 12 to 15 lots and Caymus would increase from 15 to 18 (excluding one common lot). A concurrent request for a final plat consistent with the proposed PD plan amendment is being processed to City Council as Case #18-3.

The approved SOI included limits on the density of the overall development area, as well as on the total number of units (317). With the requested revision, the development as a whole will still be within the approved range of dwellings allowed. Given that the lots will be limited to single-family homes, as opposed to attached dwellings that could be built up to 4 per lot, the impact would generally be a decrease in potential density, and would not have a negative impact on the site or neighboring properties. Staff supports the requested revision.

Staff has reviewed the proposed PD plan amendment and finds that it meets the technical requirements of the PD District, associated SOI, and the UDC.

**RECOMMENDATION**

Approval of the major amendment for *The Villas at Old Hawthorne PD plan*.

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps
- *The Villas at Old Hawthorne PD plan*
- PREVIOUSLY APPROVED - Statement of Intent
- PREVIOUSLY APPROVED - *The Villas at Old Hawthorne PD plan (2/15/17)*

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	4.42
<b>Topography</b>	Generally slopes to the south
<b>Vegetation/Landscaping</b>	None
<b>Watershed/Drainage</b>	Grindstone Creek
<b>Existing structures</b>	None

**HISTORY**

<b>Annexation date</b>	2005
<b>Zoning District</b>	PD
<b>Land Use Plan designation</b>	Neighborhood District
<b>Previous Subdivision/Legal Lot Status</b>	Currently platted

**UTILITIES & SERVICES**

<b>Sanitary Sewer</b>	City of Columbia
<b>Water</b>	Water District #9
<b>Fire Protection</b>	CFD
<b>Electric</b>	Boone Electric

**ACCESS**

<b>Old Hawthorne Drive West</b>	
<b>Location</b>	South side of site
<b>Major Roadway Plan</b>	NA; local residential feeder street (improved & City maintained). 50-foot ROW (25-foot half-width) required; no additional ROW required.
<b>CIP projects</b>	None
<b>Sidewalk</b>	Sidewalks required.

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	None within ½ mile.
<b>Trails Plan</b>	No trails planned adjacent to site.
<b>Bicycle/Pedestrian Plan</b>	No facilities adjacent to site.

**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 a public information meeting, which was held on December 12, 2017.

<b>Public information meeting recap</b>	Number of attendees: 2 (includes 1 applicant representatives) Comments/concerns: Dwelling types.
<b>Notified neighborhood association(s)</b>	Grindstone/Rock Quarry Neighborhood Association
<b>Correspondence received</b>	None at time of report.

Report prepared by Clint Smith

Approved by Patrick Zenner