



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 5, 2018

Re: *The Villas at Old Hawthorne Plat 9B* - Replat (Case #18-3)

Executive Summary

Approval will result in the replat of an existing lot to create 15 PD-zoned lots, with dedications for right of way and easements.

Discussion

A Civil Group (agent), on behalf of Lifestyle Development, Inc. (owner), is seeking approval of a plat which will create 15 PD (Planned Development) zoned lots. The proposed plat constitutes a replat of Lot 5 of *Old Hawthorne Plat 1* and is to be known as *The Villas at Old Hawthorne Plat 9B*. The 5.07-acre subject site is located on the east side of Old Hawthorne Drive West, approximately 200 feet north of Screaming Eagle Lane.

The applicant is seeking approval of the replat in order to reconfigure Lot 5 into individual residential lots, consistent with the intent of the approved PD plan for the site.

Approval of the requested plat is subject to the outcome of a requested amendment to the PD plan of *The Villas at Old Hawthorne*, which is scheduled for Council's consideration on February 5 (Case #18-5). The PD plan serves as the preliminary plat for the site, and the requested replat would be considered consistent with the amended PD plan upon its approval.

Upon review of the plat, staff finds it is in substantial conformance with the proposed PD plan amendment for *The Villas at Old Hawthorne* and is in conformance with all UDC regulations. Staff recommends approval.

Locator maps, final plat, and previously approved plat *Old Hawthorne Plat 1* are attached.

Fiscal Impact

Short-Term Impact: Limited short-term impact. All infrastructure extension will be at developer's expense.

Long-Term Impact: Public infrastructure maintenance such as roads and sewers, as well as public safety and solid waste service provision. Future impacts may be offset by increased user fees and property tax collections.



Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Not Applicable

Legislative History

Date	Action
11/20/2006	Approval of final plat of <i>Old Hawthorne Plat 1</i> (Ord. #19292)

Suggested Council Action

Approve the final plat for *The Villas at Old Hawthorne Plat 9B*.