



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 17, 2017

Re: The Villas at Old Hawthorne Plat 9A – Replat (Case #17-139)

Executive Summary

Approval of this request will result in a replat of Lot 5 of Old Hawthorne Plat 1 in order to create 7 additional residential lots.

Discussion

The applicant, A Civil Group, LLC (agent) on behalf of Lifestyle Development Inc. (owner), is seeking approval of a 7-lot final plat of PD (Planned Development) zoned property, constituting a replat of Lot 5 of Old Hawthorne Plat 1. The replat is proposed to be known as "The Villas at Old Hawthorne Plat 9A". The 2.02-acre subject site is located on the west side of Screaming Eagle Lane, approximately 800 feet south of Old Hawthorne Drive East.

Upon review of the final plat, staff finds that the plat is in substantial conformance with the attached current Planned Development plan of The Villas at Old Hawthorne, originally approved in 2006 and most recently administratively revised in 2017. The PD plan serves as the preliminary plat for the site. The plat is also in conformance with all Unified Development Code regulations. Staff recommends approval.

Locator maps, final plat, previously approved PD plan of The Villas at Old Hawthorne, and previously approved plat Old Hawthorne Plat 1.

Fiscal Impact

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

Long-Term Impact: Long-term impact would include infrastructure maintenance and public safety services. Such increased costs may be offset by increased property taxes and user fees.



Vision & Strategic Plan Impact

Vision Impacts:

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

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: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
11/20/2006	Approval of final plat of Old Hawthorne Plat 1 (Ord. #19292)
09/18/2006	Approval of The Villas at Old Hawthorne (Ord. #19215)

Suggested Council Action

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