



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 15, 2019

Re: On the Ninth at Old Hawthorne, Plat No. 1-A – Resubdivision/Replat (Case #65-2019)

Executive Summary

Approval will result in the replat of two existing lots to create a total of 10 lots, with dedication of additional easements.

Discussion

Crockett Engineering Consultants (agent) on behalf of On the Ninth, LLC (owner) is seeking approval of a ten-lot final plat of PD (Planned Development) zoned property, constituting a replat of Lots D1 and D3 from the final plat of *On The Ninth At Old Hawthorne Plat No. 1*, to be known as *On the Ninth at Old Hawthorne, Plat No. 1-A*. The 2.56-acre subject site is located on the east side of Bunker Loop.

The applicant's proposed replat of the subject site is consistent with the design and intent of the existing preliminary plat/PUD plan for the site. The approved PUD plan, known as *On the Ninth*, included a note anticipating further subdivision of the site into the proposed individual lots. The proposed replat represents phase 2 of a 3-phase development. Additional subdivision of the remaining acreage will require an additional replat. The replat proposes dedication of standard utility easements along all street frontages and corner truncations at all street intersections.

Pursuant to Section 29-5.2(d)(4) of the UDC, the replat does not appear to create any detrimental impacts or remove any restrictions that were previously relied upon by adjacent property owners or the City. The plat has been reviewed by both internal staff and external agencies and has been found to comply with all applicable standards of the UDC.

Locator maps, final plat, previously approved *On the Ninth* PUD plan, and the previously approved *On the Ninth at Old Hawthorne, Plat No. 1* final plat 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: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
8/17/2015	Approved final plat of <i>On the Ninth at Old Hawthorne, Plat No. 1</i> (Ord. #22551)
1/21/2014	Approved preliminary plat/PUD plan for <i>One the Ninth</i> . (Ord. #21954)

Suggested Council Action

Approve the final plat for *On the Ninth at Old Hawthorne, Plat No. 1-A*.