



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 21, 2022

Re: Vistas at Old Hawthorne, Plat No. 1B – Replat (Case #21-2022)

## Executive Summary

Approval of this request would result in the subdivision of an existing common lot into two separate lots to facilitate the development of one of the lots with single-family dwellings.

## Discussion

Crockett Engineering Consultants (agent), on behalf of Vistas at Old Hawthorne Homes Association, Inc. (owner), is seeking approval of a two-lot final plat of R-1 (One-Family Dwelling District) zoned property, constituting a replat of Lot C2, *Vistas at Old Hawthorne Plat 1*, to be known as *Vistas at Old Hawthorne, Plat No. 1B*. The 0.54-acre subject site is located on the north side of Ivory Lane, approximately 100 feet east of Sunstone Lane.

The subdivision of the lot was reflected on the recently approved preliminary plat of *Old Hawthorne North*. Upon subdivision, the east lot would be incorporated with additional property to the north and developed with single-family homes facing Ivory Lane. The remaining west lot would remain as a common lot owned by the Vistas at Old Hawthorne Homes Association.

Upon review, the final plat has been found to be in substantial conformance with the approved preliminary plat of *Old Hawthorne North*. The plat meets all the standards of the UDC regulations and is recommended for approval by staff.

Locator maps, final plat, preliminary plat (10/18/2021), and final plat (11/20/2006) are attached.

## Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.



## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

Primary Impact: Reliable 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  |
|----------|---|
| 10/18/21 | Approved the preliminary plat of <i>Old Hawthorne North</i> . (Ord. 24791)    |
| 11/20/06 | Approved the final plat of <i>Vistas at Old Hawthorne Plat 1</i> (Ord. 19295) |

## Suggested Council Action

Approve the final plat of *Vistas at Old Hawthorne, Plat No. 1B*.