



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 19, 2017

Re: Residences at Old Hawthorne PD – Major Amendment (Case #17-113)

Executive Summary

Approval of this request would amend the current PUD plan for the Residences at Old Hawthorne and waive the requirement to construct sidewalks within the development.

Discussion

The applicant, Columbia Civil Engineering Group (agent) is requesting on behalf of The Residences at Old Hawthorne, LLC (owner) approval of a major amendment to the Residences at Old Hawthorne PUD development plan to waive sidewalk construction. The 8.2-acre subject site is located along Residence Drive (a private street), east of Old Hawthorne Drive West.

The applicant is requesting approval to waive construction of all sidewalks within this PUD development. The request is based on two conditions noted by the applicant - the lack of sidewalk connectivity and the future location of the sidewalks in the front yards of the individual residential lots. After evaluating the circumstances included with the sidewalk waiver request, and considering several alternative methods for either constructing the sidewalk or applying the value of the sidewalks to another project, staff could not identify a clear alternative to the waiver, and therefore recommended approval of the request.

At its May 18, 2017 meeting, the Planning and Zoning Commission considered this request. Staff presented its report and a representative for the applicant gave an overview of the request. An adjacent property owner/developer spoke in opposition to granting the waiver due to the density of the project and citing that construction of the sidewalk at the back of the curb would be consistent with other adjacent development.

Following public comments, Commissioners expressed concerns regarding the circumstances and issues that precipitated the request to waive the sidewalk installation. The Commission inquired about possible alternatives to waiving the sidewalk. Staff reiterated the different scenarios that were identified in the staff report that were considered prior arriving at its recommendation to support the waiver. Staff noted that the lack of private street standards contributed to the current request and recommended that such standards be developed to avoid similar requests in the future.

Citing frustration with the situation, the Commission acknowledged that creation of private street standards was warranted to ensure that private streets are designed to a certain minimum standard that will adequately allow for sidewalks. Following additional limited discussion the Commission voted 7-1 to approve the revision to the PUD plan.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

A copy of the staff report, locator maps, amended Residences at Old Hawthorne PD plan, previously approved Residences at Old Hawthorne PUD plan, and meeting excerpts are attached.

Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: None.

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
10/9/2013	Approval of PUD-10 zoning and Residences at Old Hawthorne PUD Plan (Ord. #21834)

Suggested Council Action

Approval of the major amendment to the "Residences at Old Hawthorne" PUD Plan.