



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 20, 2020

Re: On the Ninth at Old Hawthorne PD Plan – Plan Amendment & SOI Revision (Case #121-2020)

## Executive Summary

Approval of this request would result in a revised Statement of Intent that reduces the separation between buildings and a revised PD Plan that reflects the reduced separation.

## Discussion

Crockett Engineering (agent), on behalf of On the 9th, LLC and Nash Investments (owners), is seeking approval of a major amendment to the *On The Ninth at Old Hawthorne PD Plan* located on property zoned PD (Planned Development) to revise the Statement of Intent and reduce the distance between dwelling units from 16 feet to 12 feet. The 5.68-acre property is located on the east side of Old Hawthorne Drive West, approximately 1,300 feet north of Route WW.

The applicant is seeking to reduce the minimum distance between buildings within the PD plan from 16 feet to 12 feet. This requires a revision to the Statement of Intent and also requires a major amendment to the PD plan to address the impacts that the proposed revisions will have upon a future multi-family building in the southwest corner of the development site. The changes to this building, reflected on the PD plan revision, include a reduction in the total number of dwelling units to three (3), reorientation of the footprint, and that the building will be subdivided into individual lots for each dwelling similar to the rest of the site's multi-family buildings.

The Planning and Zoning Commission considered this request at their June 18, 2020 meeting. Staff presented its report and the applicant gave an overview of the request. No member of the public spoke during the public hearing. Following limited discussion, a motion to approve the PD plan amendment and statement of intent revision passed (8-0).

The Planning Commission staff report, locator maps, previously approved PD plan, previously approved statement of intent, PD plan amendment, statement of intent, and meeting minute excerpts 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 and sewers, 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: 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
5/18/2020	Approved the first amendment to the <i>On The Ninth at Old Hawthorne PD Plan (Ord. #24237)</i>

## Suggested Council Action

Approve the *On the Ninth at Old Hawthorne PD Plan* amendment and Statement of Intent revision.