



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 16, 2018

Re: *The Villas at Old Hawthorne PD plan* – Major Amendment (Case #18-5)

Executive Summary

Approval will amend the existing PD plan to allow additional lots and to restrict certain lots to single-family detached dwellings.

Discussion

A Civil Group (agent), on behalf of Lifestyle Development, Inc. (owner), is seeking approval of a major amendment to *The Villas at Old Hawthorne PD plan*, most recently revised 2/15/17, to amend the lot layouts along Caymus and Harlan Courts. The subject site is located east and west of Old Hawthorne Drive West, approximately one-half mile north of State Highway WW. The majority of home sites at *The Villas* are developed; these changes involve two previously planned cul-de-sac streets.

The requested amendment is to allow three additional lots along Caymus and Harlan Courts. These lots will also be restricted to allow only single-family detached housing; currently they are permitted to construct attached housing as well, with multiple dwelling units per lot.

At its December 21, 2017 meeting, the Planning and Zoning Commission considered this request. Staff presented its report, and no one from the public spoke during the public hearing. Following limited discussion, the Commission voted (8-0) to recommend approval of the major amendment to the PD plan.

A copy of the Planning Commission staff report, locator maps, *The Villas at Old Hawthorne PD plan*, previously approved Statement of Intent, previously approved *The Villas at Old Hawthorne PD plan* (2/15/17), and meeting excerpts 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: Livable & Sustainable Communities, Secondary Impact: Infrastructure, Tertiary Impact: Mobility, Connectivity, and Accessibility

Legislative History

Date	Action
09/18/2006	Approved <i>The Villas at Old Hawthorne PUD plan (Ord. #19215)</i>

Suggested Council Action

Approval of the major amendment for *The Villas at Old Hawthorne PD plan*.