



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 16, 2020

Re: Old Hawthorne Plat 14 – Final Plat (Case #71-2020)

Executive Summary

Approval will result in the creation of a one-lot final replat to be known as “Old Hawthorne Plat 14.”

Discussion

SSE (agent), on behalf of Joseph and Jill Harper (owners), seeks approval to replat lots 818 and 819 of Old Hawthorne, Plat No. 8 into a single, 1.07-acre lot. The existing home is addressed 5404 Wild Horse Court, and both lots are owned by the Harpers.

The intent of the platting action is to allow for an addition to the existing home and an outdoor pool on what is now a vacant lot to the west of the home. The consolidation action is necessary as the UDC does not allow structures to be built over a lot line, and customary accessory structures in the R-1 (One-Family Dwelling) District (e.g. swimming pools) are required to be located on the same lot as the primary use, which is the single family home.

Sidewalks are already in place on Wild Horse Court and Morning Dove Drive along the frontage of the lot improved with the existing home. New sidewalk will be installed along the additional street frontage as part of the pool and building addition's construction. The property is served by adequate utilities and infrastructure to support the additional improvements.

The plat has been reviewed by external and internal staff for compliance with the UDC and all other applicable policies and requirements, and has been found to be compliant. Staff recommends approval of the plat.

Locator maps and final plat are attached for Council consideration.

Fiscal Impact

Short-Term Impact: Limited short-term impact. All infrastructure extension will be at developer's expense.

Long-Term Impact: Long-term impact would include infrastructure maintenance and public safety services. Such increased costs may be offset by increased property taxes and user fees.



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
02/16/2015	Approved Old Hawthorne Plat No. 8 (Ord. 22364)

Suggested Council Action

Approve the proposed "Old Hawthorne Plat 14."