



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 7, 2018

Re: *The Villas at Old Hawthorne Plat 9C* – Replat (Case #18-70)

Executive Summary

Approval will result in the replat of an existing lot to create 26 PD-zoned lots, with dedications for right of way and easements.

Discussion

A Civil Group (agent) on behalf of Lifestyle Development, Inc. (owner) is seeking approval of a 26-lot final plat of PD (Planned Development) zoned property which constitutes a replat of Lot 5 of *Old Hawthorne Plat 1* and is to be known as *The Villas at Old Hawthorne Plat 9C*. The 9.81-acre subject site is located at the southwest corner of Old Hawthorne Drive West, and Screaming Eagle Lane.

The applicant is seeking approval of the replat in order to reconfigure Lot 5 into individual residential lots, consistent with *The Villas at Old Hawthorne PD* plan for the site. Upon review of the plat, staff finds it is in substantial conformance with the approved PD plan and is in conformance with all Unified Development Code regulations. Staff recommends approval.

Locator maps, final plat, previously approved *The Villas at Old Hawthorne PD*, and previously approved *Old Hawthorne Plat 1* 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: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Legislative History

Date	Action
2/5/2018	Approved major amendment to <i>The Villas at Old Hawthorne PD</i> plan (Ord. 23464)
11/20/2006	Approval of final plat of <i>Old Hawthorne Plat 1</i> (Ord. #19292)

Suggested Council Action

Approve the final plat for *The Villas at Old Hawthorne Plat 9C*.