



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 6, 2022

Re: Old Hawthorne North, Plat No. 1 – Final Major Plat (Case #143-2022)

## Executive Summary

Approval will result in the final platting of 167 R-1 zoned lots, along with dedications for right of way for Richland Road, and other local residential streets and easements.

## Discussion

Crockett Engineering Consultants (agent), on behalf of Old Hawthorne North L.L.C. (owner), is seeking approval of a 167-lot final major plat of R-1 (One-family Dwelling) zoned land, to be known as *Old Hawthorne North, Plat No. 1*. The 125.58-acre site is located on the south side of Richland Road, approximately 4,000 feet east of Rolling Hills Road.

Along with the platting of the residential lots, common lots, and the streets serving them, approval will accept the dedication of Portrush Drive and Adare Manor (formerly Merican) Drive (major collectors) through the site, providing future connectivity to the east. The final plat will also include the dedication of additional right of way along Richland Road to accommodate an arterial street cross-section consistent with its Major Roadway Plan designation.

Sidewalks will be installed along all internal roadways. To further enhance pedestrian connectivity, the plat also depicts 12-foot pedestrian easements in selected locations. These easements will contain 8-foot sidewalks which will be constructed in phases with each segment being built when the first adjacent home is constructed. These easements were offered at the time of preliminary plat approval to mitigate the approved design adjustment for excess block length.

In addition, per the approved Development Agreement (attached), the developer will grade an 8-foot shoulder and construct an 8-foot pedway along the newly dedicated right of way for Richland Road. The developer has also paid the \$94,048 payment offset for the Richland Road/Rolling Hills intersection Improvements which satisfies the developer's obligations as conditioned in Section 3 of the Development Agreement.

Upon review of the final plat, staff finds it is in substantial conformance with the approved preliminary plat and all UDC regulations.

Locator maps, final plat, development agreement, and approved preliminary plat 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 for 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: Reliable 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
10/18/21	Approved – <i>Old Hawthorne North Preliminary Plat</i> and authorizing Development Agreement (Ord. 24791)
9/20/21	Approved - Rezoning property along the north side of Ivory Lane and west of Cutters Corner Lane from District PD to District R-1 (Ord. 24761)
9/20/21	Approved – Annexation and assignment of permanent zoning for District R-1 (Ord. 24760)

## Suggested Council Action

Approve the final plat for *Old Hawthorne North, Plat No. 1*.