



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 6, 2020

Re: On The Ninth at Old Hawthorne Plat No. 2 – Replat (Case #107-2020)

Executive Summary

Approval of this request would result in the creation of a 6-lot subdivision from one existing lot within the On the Ninth subdivision.

Discussion

Crockett Engineering Consultants (agent), on behalf of On the Ninth, LLC & Nash Investments, LLC (owners), is seeking approval of a replat of Lot D2 within the *On The Ninth at Old Hawthorne Plat No. 1* which is zoned PD (Planned Development). The proposed replat will subdivide existing Lot D2 into 5 single-family lots and one common lot and will be known as "*On The Ninth at Old Hawthorne Plat No. "2*". The 1.44-acre property is located on the east side of Old Hawthorne Drive West, approximately 1,300 feet north of Route WW.

The final plat creates the six lots (five single-family lots and one common lot) that are reflected on the revised PD plan (Case #61-2020) that was recently approved by City Council. The PD revision subdivided lot D2 into individual lots to be used for single-family dwellings, while the original plan was for attached dwellings on the lot. No additional right of way is required for the replat.

The requested final plat includes the lots reflected on the current PD plan, which serves as the preliminary plat for the site. Upon review, the plat has been found to be in substantial conformance with the existing PD plan and meets all the standards of the UDC regulations. Staff recommends approval of the plat.

Locator maps, previously approved PD plan, and the final 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 such as roads, sewers, and water, 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.



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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 major amendment to the On the Ninth PD Plan (Ord. 024237)

Suggested Council Action

Approve the “*On The Ninth at Old Hawthorne Plat No. 2*” as presented.