**AGENDA REPORT**

**PLANNING AND ZONING COMMISSION MEETING**

**December 21, 2017**

**SUMMARY**

A request by A Civil Group (agent) on behalf of Lifestyle Development, Inc (owner) for 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. (**Case #18-5**)

**DISCUSSION**

The applicant is requesting to amend portions of the existing PD plan that are located along two unbuilt cul-de-sacs. Lots along Caymus Court and Harlan Court, both located east of Old Hawthorne Drive West, are currently allowed to be improved with either single-family detached dwellings or single-family attached structures with 2-4 attached units per lot. The requested amendment would revise the existing plan (approved by minor amendment on 2/15/17) by restricting lots along Caymus and Harlan Courts to single-family detached dwellings only. It would also increase the number of lots along each cul-de-sac; Harlan would increase from 12 to 15 lots and Caymus would increase from 15 to 18 (excluding one common lot). A concurrent request for a final plat consistent with the proposed PD plan amendment is being processed to City Council as Case #18-3.

The approved SOI included limits on the density of the overall development area, as well as on the total number of units (317). With the requested revision, the development as a whole will still be within the approved range of dwellings allowed. Given that the lots will be limited to single-family homes, as opposed to attached dwellings that could be built up to 4 per lot, the impact would generally be a decrease in potential density, and would not have a negative impact on the site or neighboring properties. Staff supports the requested revision.

Staff has reviewed the proposed PD plan amendment and a finds that it meets the technical requirements of the PD District, associated SOI, and the UDC.

**RECOMMENDATION**

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

**SUPPORTING DOCUMENTS (ATTACHED)**

* 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)*

**SITE CHARACTERISTICS**

|  |  |
| --- | --- |
| **Area (acres)** | 4.42 |
| **Topography** | Generally slopes to the south |
| **Vegetation/Landscaping** | None |
| **Watershed/Drainage** | Grindstone Creek |
| **Existing structures** | None |

**HISTORY**

|  |  |
| --- | --- |
| **Annexation date** | 2005 |
| **Zoning District** | PD |
| **Land Use Plan designation** | Neighborhood District |
| **Previous Subdivision/Legal Lot Status** | Currently platted |

**UTILITIES & SERVICES**

|  |  |
| --- | --- |
| **Sanitary Sewer** | City of Columbia |
| **Water** | Water District #9 |
| **Fire Protection** | CFD |
| **Electric** | Boone Electric |

**ACCESS**

|  |  |
| --- | --- |
| **Old Hawthorne Drive West** | |
| **Location** | South side of site |
| **Major Roadway Plan** | NA; local residential feeder street (improved & City maintained). 50-foot ROW (25-foot half-width) required; no additional ROW required. |
| **CIP projects** | None |
| **Sidewalk** | Sidewalks required. |

**PARKS & RECREATION**

|  |  |
| --- | --- |
| **Neighborhood Parks** | None within ½ mile. |
| **Trails Plan** | No trails planned adjacent to site. |
| **Bicycle/Pedestrian Plan** | No facilities adjacent to site. |

**PUBLIC NOTIFICATION**

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on December 12, 2017.

|  |  |
| --- | --- |
| **Public information meeting recap** | Number of attendees: 2 (includes 1 applicant representatives)  Comments/concerns: Dwelling types. |
| **Notified neighborhood association(s)** | Grindstone/Rock Quarry Neighborhood Association |
| **Correspondence received** | None at time of report. |

Report prepared by Clint Smith Approved by Patrick Zenner