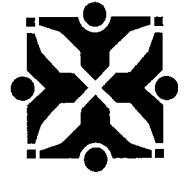


City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 209-14

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 21, 2014

Re: The Vistas at Old Hawthorne – Rezoning, Major Amendment to PUD (#14-107)

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance, Exhibits to Resolution/Ordinance

Supporting documentation includes: Summary of Board/Commission Reports (including maps, Statement of Intent, PUD Development Plan), Excerpts from Minutes

Executive Summary

A request by Tim Crockett (applicant) on behalf of JQB Construction, Inc. and Old Hawthorne Golf Properties, LLC (owners) to rezone 6,087 square feet from R-1 (One-family Dwelling District) to PUD 4.2 (Planned Unit Development) and approve a major amendment to “The Vistas at Old Hawthorne” PUD Development Plan. The subject a site located on the north side of Old Hawthorne Drive East, 600 feet east of Green Gate Lane.

Discussion

The applicant is requesting to rezone 6,087 square feet of R-1 zoned property located north Lot 1302 of Old Hawthorne Plat 13 to PUD 4.2 and incorporate it into the existing PUD development plan for “The Vistas at Old Hawthorne” through a major amendment to that PUD. The rezoning of the property and inclusion in the The Vistas PUD would create two buildable residential lots where there is currently only one (Lot 1302 of Old Hawthorne Plat 13). If approved, the revised PUD plan would also serve as a revised preliminary plat that would be used as the basis for authorizing the recording of a new final plat involving Lot 1302.

At its July 10, 2014, meeting the Planning and Zoning Commission voted unanimously (6-0) to recommend approval of both the rezoning to PUD and to approve the major amendment to “The Vistas at Old Hawthorne” PUD Development Plan. A representative for the applicant, Tim Crockett, Crockett Engineering, was present and gave an overview of the request. Commissioners had no comments regarding the request, and no one from the public spoke during the public hearing.

A copy of the staff report (including maps, Statement of Intent, and PUD Development Plan) is attached, as are the excerpts from the meeting's minutes.

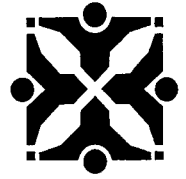
Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: None.

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Not Applicable

Strategic Plan Impact: Not Applicable

Comprehensive Plan Impact: Not Applicable

Suggested Council Action

Approve the rezoning from R-1 to PUD 4.2 and the major amendment to The Vistas at Old Hawthorne PUD Plan as recommended by the Planning Commission.

Legislative History

Ord. #22063 (5/19/14): Approved Old Hawthorne Plat 13 Subdivision

Ord. #19274 (11/6/06): Approved The Vistas at Old Hawthorne PUD Plan

Ord. #19117 (7/17/06): Approved rezoning to PUD-4.2

Ord. #18558 (7/5/05): Approved annexation


Department Approved


City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 209-14

AN ORDINANCE

rezoning property located on the north side of Old Hawthorne Drive East, 600 feet east of Green Gate Lane from District R-1 to District PUD-4.2; approving the statement of intent; approving the Major PUD Plan Amendment and Preliminary Plat for Lot 1302 of The Vistas at Old Hawthorne; repealing all conflicting ordinances or parts of ordinances; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, is amended so that the following property:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3741, PAGE 60 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON THE NORTH RIGHT-OF-WAY LINE OF OLD HAWTHORNE DRIVE EAST AT THE SOUTHEAST CORNER OF LOT 1302 OF OLD HAWTHORNE, PLAT NO. 13, RECORDED IN PLAT BOOK 48, PAGE 23, THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, AND WITH THE EAST LINE OF SAID LOT 1302, N 19°58'30"E, 129.15 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING AND WITH THE NORTH LINE OF SAID LOT 1302, S 88°23'45"W, 185.81 FEET; THENCE LEAVING SAID NORTH LINE, N 15°30'15"E, 68.55 FEET; THENCE S 70°01'30"E, 178.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 6,087 SQUARE FEET.

will be rezoned and become a part of District PUD-4.2 (Planned Unit Development) with a development density not exceeding 4.2 dwelling units per acre and taken away from District R-1 (One-family Dwelling District). Hereafter the property may be used for the permitted uses set forth in the statement of intent.

SECTION 2. The City Council hereby approves the terms and conditions contained in the statement of intent dated June 23, 2014, attached hereto in substantially the same form as Exhibit A and made a part of this ordinance. The statement of intent shall be binding on the owners until such time as the Council shall release such limitations and conditions on the use of the property.

SECTION 3. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. The City Council hereby approves the Major PUD Plan Amendment and Preliminary Plat for Lot 1302 of The Vistas at Old Hawthorne, as certified and signed by the surveyor on July 8, 2014, for the property referenced in Section 1 above.

SECTION 5. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2014.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



**City of Columbia
Planning Department**

701 E. Broadway, Columbia, MO
(573) 874-7239 planning@gocolumbiamo.com

Statement of Intent Worksheet

For office use:

Case #: 14-107	Submission Date: 6/23/14	Planner Assigned: Smith
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Please provide the following information, which shall serve as the statement of intent for the proposed planned district zoning:

1. The uses proposed.

**The following uses in District R-1:
-Single Family residential.**

2. The maximum gross square feet of building floor area proposed. If **PUD** zoning is requested, indicate type(s) of dwelling units & accessory buildings, and maximum number of dwelling units & development density.

The proposed type of dwellings can be single-family detached units.

3. The maximum building height proposed.

40 feet

4. The minimum percentage of the site to be maintained in open space, shown by the percent in landscaping and the percent left in existing vegetation.

Landscaping: 30%
Existing Vegetation: 0%

The following items only apply to PUD zoning requests:

5. The total number of parking spaces proposed and the parking ratio per dwelling unit.

The parking ratios will comply with the current City of Columbia regulations and will be confirmed at the time of the final PUD Development Plan.

6. Any amenities proposed, such as swimming pools, golf courses, tennis courts, hiking trails or club houses.

There are no proposed amenities within the limits of the proposed PUD other than a small water impoundment. Additional amenities such as a pool, health club and golf course will be available in the subdivision.

7. A general description of the plan including minimum lot sizes, if applicable, minimum building setbacks from perimeter and interior streets, other property lines and minimum setbacks between buildings.

The minimum building setbacks shall be 25 feet from any exterior property line and/or right-of-way. The minimum building setback for interior lot lines shall be 6 feet. The minimum distance between buildings shall be 12 feet.

Note: At the discretion of the applicant, the statement of intent may include other aspects of the proposed development.



Signature of Applicant or Agent

6-23-14

Date



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

**Summary of Board/Commission Reports (including maps, Statement of Intent,
PUD Development Plan), Excerpts from Minutes**

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
July 10, 2014**

SUMMARY

A request by Tim Crockett (applicant) on behalf of JQB Construction, Inc. and Old Hawthorne Golf Properties, LLC (owners) to rezone 6,087 square feet from R-1 (One-family Dwelling District) to PUD 4.2 (Planned Unit Development and approve a major amendment to "The Vistas at Old Hawthorne" PUD Development Plan. The subject a site located on the north side of Old Hawthorne Drive East, 600 feet east of Green Gate Lane. (Case #14-107)

DISCUSSION

The applicant is requesting to rezone 6,087 square feet of R-1 zoned property located north Lot 1302 of Old Hawthorne Plat 13 to PUD 4.2 and incorporate it into the existing PUD development plan for The Vistas at Old Hawthorne ("The Vistas") through a major amendment to that PUD. If the major plan amendment is approved it would also serve as a revised preliminary plat that would be used as the basis for authorizing the recording of a new final plat involving Lot 1302.

Currently, Lot 1302 is an existing lot that was approved on May 19, 2014 with the Old Hawthorne Plat 13 final plat. The applicant's intent at the time of final platting was to create two buildable lots out of Lot 1302 by purchasing additional property to the north (from the golf course) to add lot depth. However, it was determined that the PUD plan governing lot 1302 required an amendment to ensure the future enlarged lot would not be split-zoned and complied with the perimeter setback standards.

At this time, the applicant is requesting that the purchased property be rezoned to PUD 4.2, which is consistent with the PUD density for the rest of The Vistas PUD. In addition the requested major amendment would incorporate the rezoned property into the existing PUD.

The attached Statement of Intent (SOI) is consistent with the existing Statement of Intent for The Vistas, except that the permitted uses have been limited to single-family detached dwelling units. Concurrently with this request, staff is processing a minor amendment to the existing SOI which will also restrict the use of the lots that are located with Plat 13 to single-family detached dwellings. The restriction has been proposed to ensure that the subject property as well as the remaining lots are developed consistently with property located to the south which is zoned R-1.

Staff finds that the SOI is generally consistent with the existing SOI for The Vistas at Old Hawthorne PUD and compatible with adjacent uses. The request has been reviewed by applicable internal and external departments and is recommended for approval.

RECOMMENDATION

1. Approval of the proposed rezoning to C-P and Statement of Intent.
2. Approval of the major amendment to the Vistas at Old Hawthorne PUD plan which shall also serve as a revised preliminary plat.

SUPPORTING DOCUMENTS**Attachments**

- Aerial and topographic maps
- Statement of Intent
- PUD Development Plan/Preliminary Plat

HISTORY

Annexation date	2005
Zoning District	R-1 (One-family Dwelling District) and PUD 4.2 (Planned Unit Development)
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Legally platted as Lot 1302 of Old Hawthorne Plat 13; Unsubdivided property

SITE CHARACTERISTICS

Area (acres)	Rezoning and Major Amendment: 0.14 acres Preliminary Plat: 0.51 acres
Topography	Gradual slope east to west
Vegetation/Landscaping	Partially wooded
Watershed/Drainage	Grindstone Creek
Existing structures	None

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	Water District #9
Fire Protection	City of Columbia
Electric	Boone Electric

ACCESS

Old Hawthorne Drive East	
Location	South side of site
Major Roadway Plan	Local Residential Feeder Street (improved & City-maintained), requiring 50 ft. of ROW and currently constructed to City Standards.
CIP projects	None

PARKS & RECREATION

Neighborhood Parks	None
Trails Plan	No trails planned adjacent to site.
Bicycle/Pedestrian Plan	State Rt WW identified as Pedway

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 June 17, 2014.

Public information meeting recap	Number of attendees: 10 (including 1 applicant rep) Comments/concerns: Attached dwellings on the lot, drainage
Neighborhood Association(s) notified	None
Correspondence received	None to date

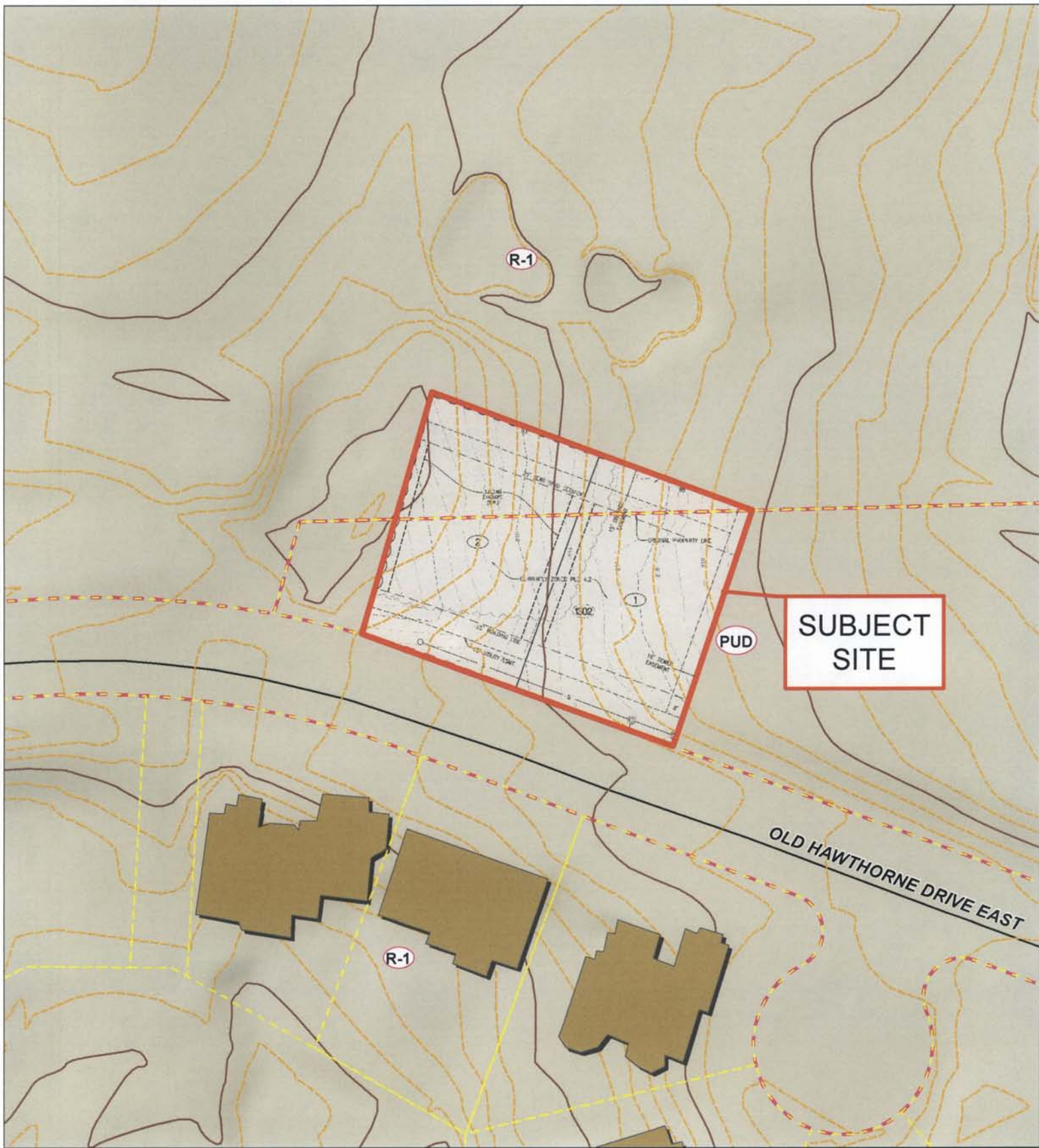


14-107: Lot 1302, Old Hawthorne Plat 13 Rezoning & PUD Plan



Hillshade Data: Boone County GIS Office
 Parcel Data Source: Boone County Assessor
 Imagery: Boone County Assessor's Office, Sanborn Map Company
 Created by The City of Columbia - Community Development Department

0 37.5 75 150
 Feet



14-107: Lot 1302, Old Hawthorne Plat 13 Rezoning & PUD Plan



Hillshade Data: Boone County GIS Office
Parcel Data Source: Boone County Assessor
Imagery: Boone County Assessor's Office, Sanborn Map Company
Created by The City of Columbia - Community Development Department

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Feet



City of Columbia
Planning Department
701 E. Broadway, Columbia, MO
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Statement of Intent Worksheet

For office use:

Case #: 14-107	Submission Date: 6/23/14	Planner Assigned: Smith
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Please provide the following information, which shall serve as the statement of intent for the proposed planned district zoning:

1. The uses proposed.

**The following uses in District R-1:
-Single Family residential.**

2. The maximum gross square feet of building floor area proposed. If **PUD** zoning is requested, indicate type(s) of dwelling units & accessory buildings, and maximum number of dwelling units & development density.

The proposed type of dwellings can be single-family detached units.

3. The maximum building height proposed.

40 feet

4. The minimum percentage of the site to be maintained in open space, shown by the percent in landscaping and the percent left in existing vegetation.

Landscaping: 30%
Existing Vegetation: 0%

The following items only apply to PUD zoning requests:

5. The total number of parking spaces proposed and the parking ratio per dwelling unit.

The parking ratios will comply with the current City of Columbia regulations and will be confirmed at the time of the final PUD Development Plan.

6. Any amenities proposed, such as swimming pools, golf courses, tennis courts, hiking trails or club houses.

There are no proposed amenities within the limits of the proposed PUD other than a small water impoundment. Additional amenities such as a pool, health club and golf course will be available in the subdivision.

7. A general description of the plan including minimum lot sizes, if applicable, minimum building setbacks from perimeter and interior streets, other property lines and minimum setbacks between buildings.

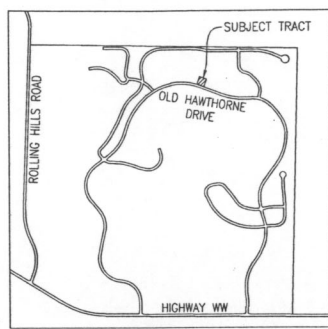
The minimum building setbacks shall be 25 feet from any exterior property line and/or right-of-way. The minimum building setback for interior lot lines shall be 6 feet. The minimum distance between buildings shall be 12 feet.

Note: At the discretion of the applicant, the statement of intent may include other aspects of the proposed development.



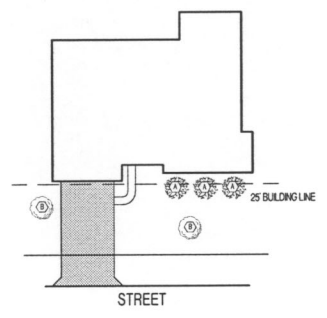
Signature of Applicant or Agent

6-23-14
Date



LOCATION MAP
NOT TO SCALE

- LEGEND:
- EXISTING 2FT CONTOUR
 - EXISTING 10FT CONTOUR
 - PROPOSED 2FT CONTOUR
 - PROPOSED 10FT CONTOUR
 - EXISTING STRUCTURE
 - EXISTING TREELINE
 - PROPOSED TREELINE
 - EDGE OF WATERWAY
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - MANHOLE
 - PROPOSED SANITARY SEWER LATERAL
 - EXISTING WATERLINE
 - PROPOSED WATERLINE
 - PROPOSED FIRE HYDRANT
 - PROPOSED STORM SEWER
 - BUILDING LINE
 - LOT NUMBER
 - PROPOSED PAVEMENT



- TYPICAL PUD LANDSCAPING
- PROPOSED SHRUBS
 - PROPOSED TREE

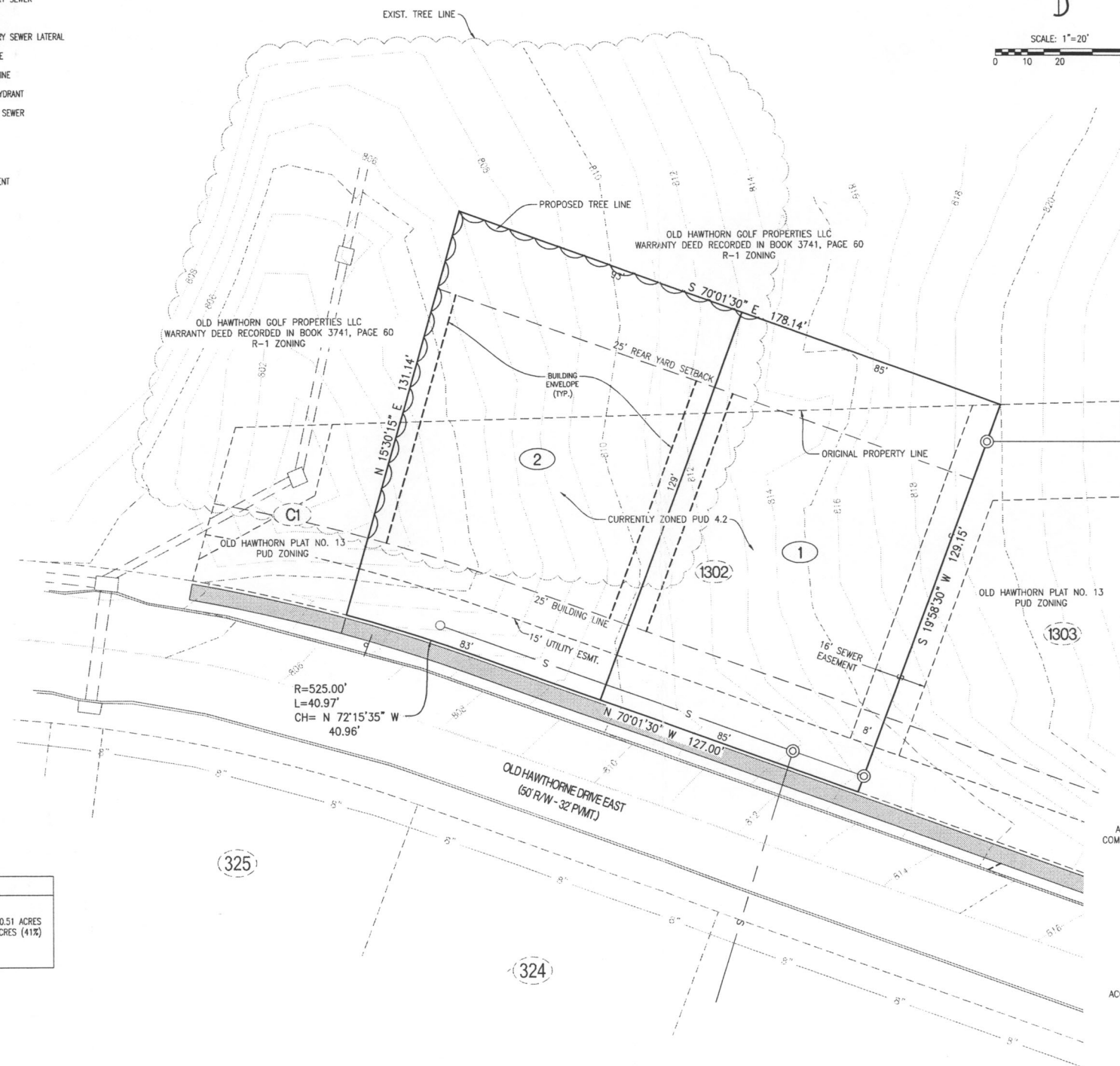
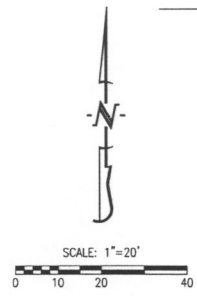
PERVIOUS AREA CALCULATIONS:

AREA:	
EXISTING PERVIOUS AREA =	0.51 ACRES
POST-DEVELOPED PERVIOUS AREA =	.21 ACRES (41%)
MINIMUM OPEN/GREENSPACE TO BE PRESERVED SHALL BE 40%	

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF LOT 1302 OF OLD HAWTHORNE, PLAT 13 RECORDED IN PLAT BOOK 48, PAGE 23 AND BEING PART OF THE LAND DESCRIBED BY THE WARRANTY DEEDS RECORDED IN BOOK 3741, PAGE 60 AND 4260, PAGE 180 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH RIGHT-OF-WAY LINE OF OLD HAWTHORNE DRIVE EAST AT THE SOUTHEAST CORNER OF LOT 1302 OF SAID OLD HAWTHORNE, PLAT NO. 13, THENCE WITH SAID NORTH RIGHT-OF-WAY LINE AND THE LINES OF SAID LOT 1302, N 70°01'30"W, 127.00 FEET; THENCE 40.97 FEET ALONG A 525.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 72°15'35"W, 40.96 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE AND CONTINUING WITH THE LINES OF SAID LOT 1302 EXTENDED, N 15°30'15"E, 131.14 FEET; THENCE LEAVING THE LINES OF SAID LOT 1302 EXTENDED, S 70°01'30"E, 178.14 FEET TO THE NORTHEAST CORNER OF SAID LOT 1302; THENCE WITH THE EAST LINE OF SAID LOT 1302, S 19°58'30"W, 129.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.51 ACRES.



MAJOR PUD PLAN AMENDMENT AND PRELIMINARY PLAT FOR LOT 1302 OF
THE VISTAS AT OLD HAWTHORNE

A MAJOR SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 14, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
CITY PROJECT #14-107

NOTES:

- THE EXISTING ZONING OF THIS TRACT IS PUD 4.2.
- THIS PLAN CONTAINS 0.51 ACRES.
- THE INTENT FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN ONE PHASE, HOWEVER MULTIPLE PHASES WOULD BE ALLOWED.
- DWELLINGS LOCATED WITHIN THE DEVELOPMENT SHALL BE SINGLE FAMILY DETACHED. THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 40' AS DEFINED BY THE CITY OF COLUMBIA.
- NO PART OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN AS ADOPTED BY THE CITY OF COLUMBIA AS SHOWN BY FIRM PANEL 29019C03250 DATED MARCH 17, 2011.
- ALL SANITARY SEWERS SHALL BE LOCATED WITHIN THE APPROPRIATE WIDTH EASEMENT. SAID EASEMENTS SHALL BE GRANTED AT THE TIME OF FINAL DESIGN.
- ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE MINIMUM OF 8" DIAMETER. SEWERS SHALL BE LOCATED WITHIN 16 FOOT WIDE EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF THE SEWER IF SEWER IS GREATER THAN 16 FEET. NO SEWER TAPS WILL BE GREATER THAN 20 FEET.
- WATER DISTRIBUTION SHALL BE PROVIDED BY PWS# #9.
- ALL DRIVEWAYS AND ROADWAYS ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
- THE STREET R/W SHALL BE 50 FOOT WIDE, UNLESS OTHERWISE NOTED.
- THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG THE SIDE OF EACH LOT ADJACENT TO STREET RIGHT-OF-WAY.
- NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN UE.
- ELECTRIC DISTRIBUTION TO BE DESIGNED BY BOONE ELECTRIC.
- LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
- ALL LOTS SHALL HAVE A MINIMUM WIDTH OF 60' AT THE BUILDING LINE.
- ALL LOTS SHALL HAVE 6' SIDE YARD SETBACKS AS WELL AS A 25' REAR YARD SETBACK.
- ALL LOTS SHALL CONTAIN A MINIMUM OF TWO PARKING SPACES LOCATED BEHIND THE BUILDING LINE.
- A 5' SIDEWALK SHALL ALSO BE CONSTRUCTED ADJACENT TO OLD HAWTHORNE DRIVE EAST.
- NO REGULATED STREAM BUFFER IS IDENTIFIED ON THIS TRACT BY ARTICLE X, CHAPTER 12A OF THE CITY CODE OF ORDINANCES AND AS SHOWN BY THE MILLERSBURG USGS QUADRANGLE.
- THIS PLAN IS PART OF THE OLD HAWTHORNE TREE PRESERVATION PLAN. NO CLIMAX FOREST IS LOCATED ON THIS TRACT.
- THE MAXIMUM RELEASE RATE FROM THIS DEVELOPMENT SHALL BE CONTROLLED BY LIMITING THE POST-DEVELOPMENT STORM WATER RELEASE RATES TO THE PREDEVELOPMENT RATES FOR THE 1, 2, 10 AND 100 YEAR STORMS.
- THIS PUD PLAN SHALL CONFORM TO THE ORIGINAL STATEMENT OF INTENT FOR THE VISTA AT OLD HAWTHORNE AS APPROVED BY THE CITY OF COLUMBIA BY ORDINANCE 19117.

OWNERS:
JQB CONSTRUCTION INC
6209 UPPER BRIDLE BEND DR.
COLUMBIA, MO 65201

OLD HAWTHORNE GOLF PROPERTIES, LLC
6221 EAST BROADWAY
COLUMBIA, MO 65201

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING
COMMISSION THIS ____ DAY OF ____, 2014.

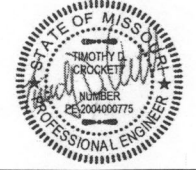
DR. RAMAN PURI, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA,
MISSOURI, THIS ____ DAY OF ____, 2014.

ROBERT McDAVID, MAYOR

SHEELA AMIN, CITY CLERK

THIS SHEET HAS BEEN SIGNED, SEALED AND
DATED ELECTRONICALLY



TIMOTHY D. CROCKETT, 2004000775
06/23/2014
DATE

PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS
2608 North Stadium Boulevard
Columbia, Missouri 65202
(573) 447-0292
www.crockettengineering.com

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
JULY 10, 2014

Case No. 14-107

A request by Tim Crockett (applicant) on behalf of JQB Construction, Inc. and Old Hawthorne Golf Properties, LLC (owners) to rezone 6,087 square feet from R-1 (One-Family Dwelling District) to PUD 4.2 (Planned Unit Development), and approve a major amendment to "The Vistas at Old Hawthorne" PUD Development Plan. The subject is a site located on the north side of Old Hawthorne Drive East, 600 feet east of Green Gate Lane.

MR. REICHLIN: May we have a staff report, please?

Staff report was given by Mr. Clint Smith of the Planning and Development Department. As to zoning, Staff recommends approval of the proposed rezoning to C-P and Statement of Intent. As to the Development Plan, Staff recommends approval of the major amendment to the Vistas at Old Hawthorne PUD plan which shall also serve as a revised preliminary plat.

MR. REICHLIN: Any questions of staff? Seeing none, we'll open the public hearing.

PUBLIC HEARING OPENED

MR. CROCKETT: Tim Crockett, Crockett Engineering, offices at 2608 North Stadium. We concur with the staff report. We believe it's a fairly straightforward request. I would state that the portion of the R-1 that we're acquiring from the golf course, it's basically -- we're doing a land swap, if you will. There's going to be a portion that transfers to this developer, while a portion of it -- of the -- of the PUD portion reverts to them so that we kind equal out the green space so that we're not taking off anything away from the golf course necessarily. It is PUD 4.2. We certainly don't have any intention of developing anywhere near those -- that density. The reason for that is, is this was originally a PUD that did, as Mr. Smith indicated, started out being duplexes and condos along this portion, a much higher density for this whole area. However, the Old -- the Club at Old Hawthorne, we believe, has enough other areas to support that type of development. These are single-family detached units. We're looking for single-family homes in this area. And given that the R-1 to the north, we needed to zone it something compatible with what we have on our piece, it made sense to keep it all the same as 4.2. That's the reason for the 4.2, certainly not that we're going to come anywhere close to developing anywhere along those -- that line or that density. So with that, I would be happy to answer any questions.

MR. REICHLIN: Questions of this speaker?

MR. CROCKETT: Thank you.

MR. REICHLIN: Anybody else wishing to comment on this matter? Seeing no one, we'll close the public hearing.

PUBLIC HEARING CLOSED

MR. REICHLIN: Comments of Commissioners, please?

MR. STRODTMAN: A question to Staff.

MR. REICHLIN: Go right ahead, Mr. Strodtman.

MR. STRODTMAN: Is this a two-motion part, also?

MR. SMITH: Yeah. This would be two motions, yeah.

MR. STRODTMAN: Thank you.

MR. REICHLIN: Anybody else? Anyone want to make a motion?

MR. STRODTMAN: I'll -- I'll take a stab at it.

MR. REICHLIN: Okay.

MR. STRODTMAN: I'll take a -- I'll make a motion for Case 14-107, a request by Tim Crockett (applicant) on behalf of JQB Construction, Inc. and Old Hawthorne Golf Properties, LLC, to rezone 6,087 square feet from R-1 to PUD 4.2 and approve a major amendment to The Vistas at Old Hawthorne PUD Development Plan. Approval of the proposed rezoning to C-P and for -- also for the Statement of Intent.

MS. LOE: I'll second.

MR. REICHLIN: Ms. Loe, second.

MR. STRODTMAN: Okay.

MR. REICHLIN: Roll call, please.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Loe, Mr.

Reichlin, Mr. Stanton, Mr. Strodtman, Ms. Russell, Ms. Burns. Motion carries 6-0.

MR. STRODTMAN: The motion -- recommendation for approval will be forwarded to City Council on that one. And I guess while I'm at it, I'll go ahead and for Case 14-107, approval of the major amendment to The Vistas at Old Hawthorne PUD plan, which will also serve as a revised preliminary plat.

MS. LOE: Second.

MR. REICHLIN: Ms. Loe, second. May we have a roll call, please.

MR. STRODTMAN: Yes, sir.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Loe, Mr.

Reichlin, Mr. Stanton, Mr. Strodtman, Ms. Russell, Ms. Burns. Motion carries 6-0.

MR. STRODTMAN: The motion for recommendation will be forwarded to City Council.