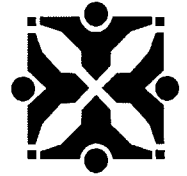


# City of Columbia

701 East Broadway, Columbia, Missouri 65201



**Agenda Item Number:** B 3-15

**Department Source:** Community Development - Planning

**To:** City Council

**From:** City Manager & Staff

**Council Meeting Date:** 1/5/2015

**Re:** The Residences at Old Hawthorne, Plat 2 - Final Plat (Case #14-179)

## Documents Included With This Agenda Item

Council memo, Resolution/Ordinance

**Supporting documentation includes:** Maps, Plats and Plans

## Executive Summary

Approval of this request will result in the creation of a 44-lot final plat on PUD-10 (Planned Unit Development) zoned land, to be known as "The Residences at Old Hawthorne, Plat 2".

## Discussion

The applicant is requesting approval of a final plat for an 8.20 acre, 44-lot subdivision located within the Old Hawthorne development. The previously approved PUD development plan for this acreage showed the subject site being developed as a one-lot subdivision containing the same number of units, but organized as a condominium. At this time, the owner now desires to sell the attached units on individual fee-simple ownership lots. Even though the site is now proposed as a multi-lot subdivision, the majority of the site would be within common lots that would be owned and managed by a homeowners association.

The property is zoned PUD-10 and the previously approved PUD development plan has been amended to reflect the creation of the individual lots. The revised plan also includes additional landscaping and the removal of a pool which was listed as an optional amenity in the Statement of Intent. The housing style (which is an attached, townhome style dwelling unit) has remained consistent, as has the density of the development.

Staff finds that the submitted plat substantially conforms with the amended PUD Development Plan (which also serves as the preliminary plat), and meets all technical zoning and subdivision requirements.

## Fiscal Impact

**Short-Term Impact:** Limited short-term impact. All infrastructure placement will be at the expense of the applicant. This area is not served City electric or water services.

**Long-Term Impact:** Long-term costs include public infrastructure maintenance (e.g., adjacent roads and sewer) and demands for services (e.g. public safety). No internal roadway maintenance will be

# City of Columbia

701 East Broadway, Columbia, Missouri 65201



required within the development as streets are proposed to be privately maintained. Costs associated with long-term impacts will be offset by additional tax and fee revenues.

## Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Transportation

Strategic Plan Impact: Infrastructure

Comprehensive Plan Impact: Mobility, Connectivity, and Accessibility

## Suggested Council Action

Approval of the final plat for "The Residences at Old Hawthorne, Plat 2".

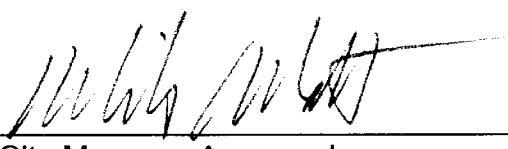
## Legislative History

Ord. #21834 (10/7/13): Approved PUD plan for "Residences at Old Hawthorne".

Ord. #21706 (6/3/13): Approved final plat for "The Residences at Old Hawthorne".

Ord. #18558 (7/5/05): Approved annexation and rezoning to PUD-10.

  
Department Approved

  
City Manager Approved

Introduced by \_\_\_\_\_

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Ordinance No. \_\_\_\_\_

Council Bill No. B 3-15

### **AN ORDINANCE**

approving the Final Plat of The Residences at Old Hawthorne, Plat 2; accepting the dedication of rights-of-way and easements; 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 City Council hereby approves the Final Plat of The Residences at Old Hawthorne, Plat 2, as certified and signed by the surveyor on November 4, 2014, a subdivision located north of Route WW and east of Rolling Hills Road, containing approximately 8.20 acres in the City of Columbia, Boone County, Missouri, and hereby authorizes and directs the Mayor and City Clerk to sign the plat evidencing such approval.

SECTION 2. The City Council hereby accepts the dedication of all rights-of-way and easements as dedicated upon the plat.

SECTION 3. This ordinance shall be in full force and effect from and after its passage.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor and Presiding Officer

APPROVED AS TO FORM:

\_\_\_\_\_  
City Counselor



## SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Maps, Plats and Plans





## 14-179: The Residences at Old Hawthorne, Plat 2 - Final Plat



City of Columbia Zoning

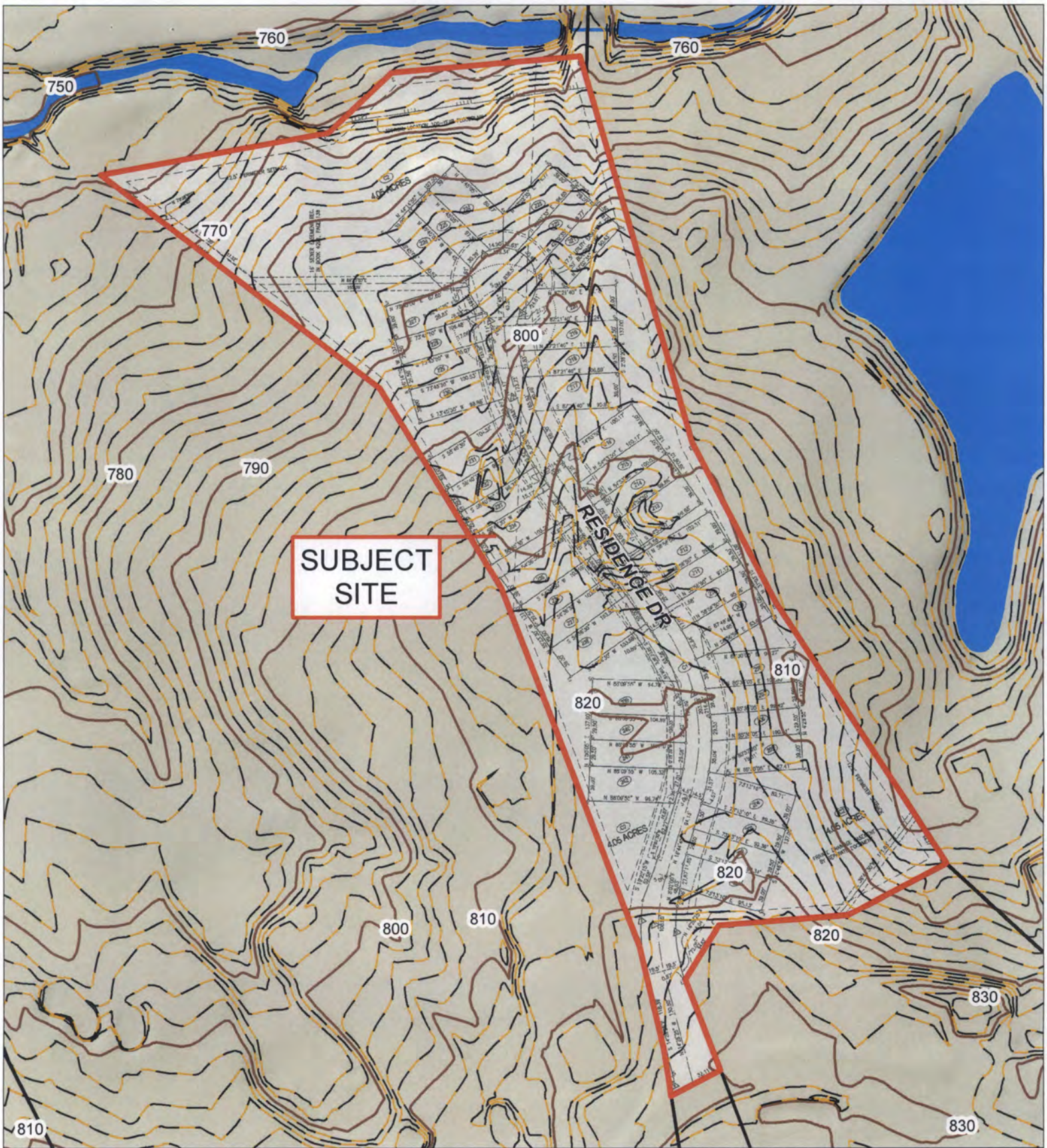


Parcels



100-Year Flood Plain





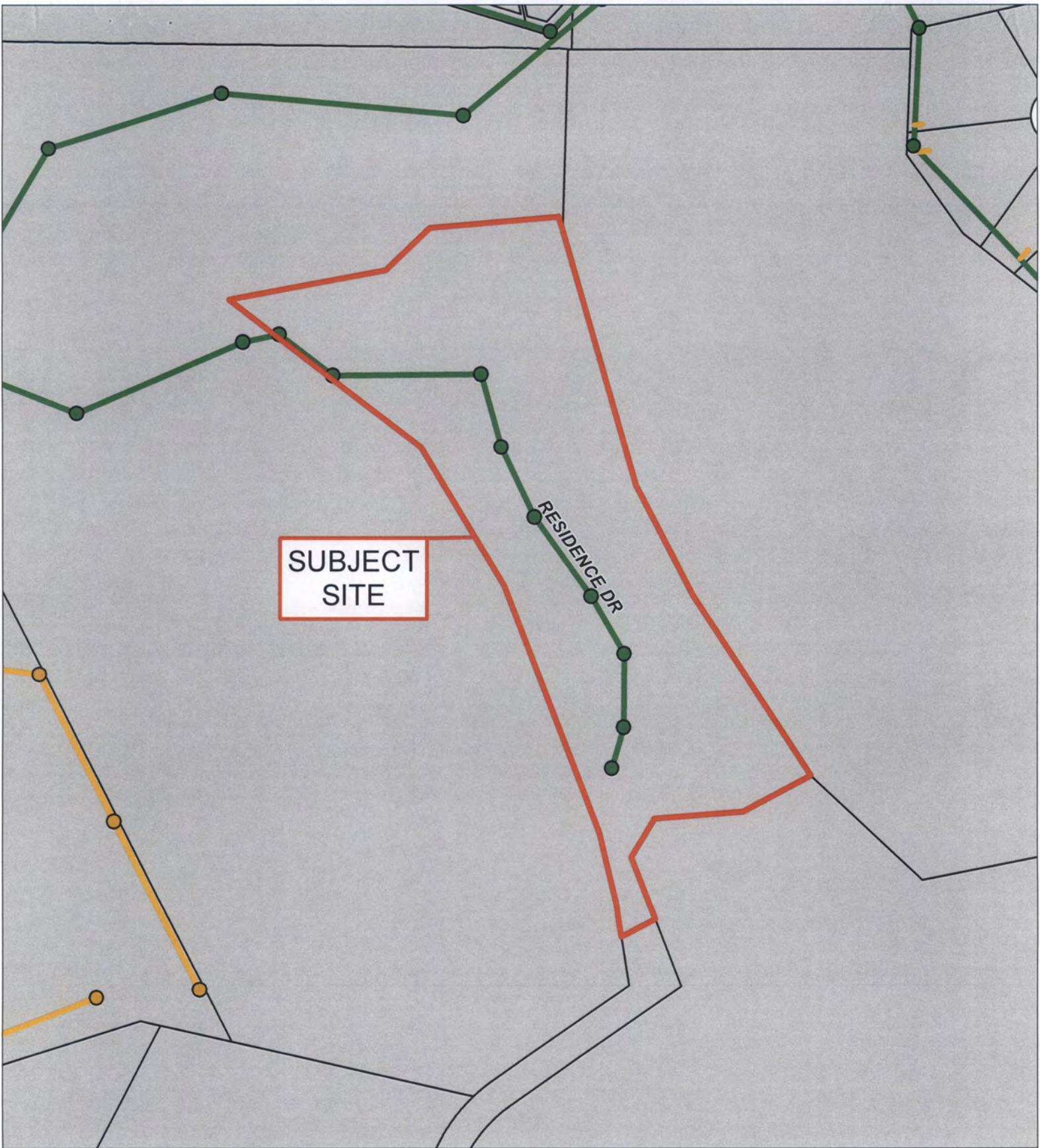
## 14-179: The Residences at Old Hawthorne, Plat 2 - Final Plat



- 10 Foot Contour Lines    Parcels    Stream
- 2 Foot Contour Lines    Bodies of Water



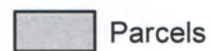




## 14-179: The Residences at Old Hawthorne, Plat 2 - Final Plat



- City Sanitary Structure    — City Sanitary Line
- Private Sanitary Structure    — Private Sanitary Line





### CERTIFICATION

CORPORATE NUMBER: 2000151304



THE RESIDENCES AT OLD HAWTHORNE, LLC

SHEELA AMIN, CITY CLERK

CURVE	L	R	A	CHDST
8	72.15'	180.90'	22°54'05"	71.67'
5	22.38'	26.67'	48°04'10"	21.73'
6	189.34'	38.50'	28°14'40"00"	48.57'
4	23.29'	26.62'	48°45'15"	22.57'
7	65.84'	219.50'	22°42'25"	65.29'
9	19.62'	30.26'	37°09'35"	19.28'
1	108.98'	200.00'	31°13'10"	107.63'
2	203.28'	223.40'	52°08'10"	198.34'
3	173.72'	300.00'	33°10'45"	171.31'

THE RESIDENCES AT OLD HAWTHORNE  
RECORDED IN PLAT BOOK 47, PAGE 32