



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 5, 2021

Re: Copperstone Commercial Plat 2A – Replat (Case #64-2021)

## Executive Summary

Approval of this request would result in the creation of a 6-lot mixed-use final plat to be known as *Copperstone Commercial Plat 2A*.

## Discussion

Crockett Engineering Consultants (agent), on behalf of HJRJ Investments, LLC (owner), is seeking approval of a six-lot final plat of PD (Planned Development) zoned property, constituting a replat of Lot 102A of *Copperstone Commercial Plat 2*, to be known as *Copperstone Commercial Plat 2A*. The 2.14-acre subject site is located at the southwest corner of Frontgate Drive and Frontgate Lane a private street.

The site has an approved PD plan associated with it, known as *Copperstone Lot 102A*. The proposed subdivision will resubdivide the existing lot into six new lots, with a lot for the commercial uses shown on the PD plan, and four smaller lots for single-family attached dwellings that are surrounded by a common lot. Access to the residential portion of the development is provided via an access easement that has been granted over Lot 102C to allow access to the driveway constructed along Frontgate Drive (shown on the attached PD plan). As a note, the PD plan included an exception to the requirements of the UDC to allow a reduction in the minimum lot sizes for single-family dwellings to that shown on the PD plan. The lot sizes shown on the plat are consistent with the approved modification.

The requested final plat includes all property contained within the approved PD plan (which serves as a revised preliminary plat) and upon review has been found to be in substantial conformance with the approved PD plan. There are small differences in the dimension of some of the residential lots, however, these variations are not considered significant deviations from the PD approval. The plat meets all the standards of the UDC regulations and is recommended for approval by staff.

Locator maps, final plat, and the PD plan (7/5/2019) 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.

## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
7/15/2019	Approved major amendment to Copperstone Lot 102A PD plan (Ord. #023925)

## Suggested Council Action

Approve the final plat of *Copperstone Commercial Plat 2A*.