



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 5, 2017

Re: Copperstone Plat 7A – Final plat (Case #17-195)

Executive Summary

Approval of this request will result in the creation of a one-lot final plat to be known as "Copperstone Plat 7A."

Discussion

The applicant is seeking approval of a minor replat that combines Lots 102A and 217A of Copperstone Plat 7 into one lot, in preparation for development of one large, single-family home. Due to the desired construction and site constraints, the structure would cross the center lot line, which is expressly prohibited by Section 25-5.1 (f) of the Unified Development Code. As a result, this replat is required prior to issuance of a building permit.

Lot 217A is largely encumbered by the front building setback due to the existence of a meandering 10 foot wide sidewalk easement. This front setback varies from roughly 40 feet in depth to as much as 55 feet. Lot 102A maintains a standard 25 foot front yard setback. Both setbacks are shown on the plat though the UDC generally does not permit them on plats. Staff recommended the building lines on the plat in this case to be consistent with the remainder of Copperstone and due to the unique location of the existing public sidewalk.

The Planning and Zoning Commission heard this case at their August 10, 2017 meeting. After limited discussion, the Commission voted unanimously (9-0) to recommend approval of the plat.

A copy of the Planning and Zoning Commission staff report, locator maps, plat, and meeting excerpts are attached.

Fiscal Impact

Short-Term Impact: None. All public infrastructure is in place and not expansion is required.

Long-Term Impact: None. No new public infrastructure will required to accommodate the proposed consolidated lot.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Strategic & Comprehensive Plan Impacts

Strategic Plan Impacts:

Primary Impact: Not Applicable, 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
8/20/2012	Approved "Copperstone Plat 7"

Suggested Council Action

Approve "Copperstone Plat 7A," as recommended by the Planning and Zoning Commission.