

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
August 10, 2017**

**SUMMARY**

A request by A Civil Group (agent), on behalf of Woodland Hills Properties, LLC (owner), for approval of a 1-lot final-minor plat of Lots 102A and 217A of Copperstone Plat 7 to be known as "Copperstone Plat 7A". The 0.93 acre parcel is located at the intersection of Silver Valley Drive and Copperstone Creek Drive and is zoned R-1(One-Family Residential District). The lots are currently vacant, however, all infrastructure is in place. **(Case 17-195)**

**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, with buffering from existing public sidewalks and from street frontages. Due to the desired construction and site constraints the structure would cross the lot line. 25-5.1(f) of the Unified Development Code prohibits construction of any structure across a lot line. 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 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 for informational purposes only even though the UDC does not permit them on plats. Staff allowed their inclusion on the plat due to their unique location and their relation to the existing public sidewalk.

All necessary right-of-way upgrades and required utility easement dedications were provided on previous plat of this property and remain unchanged. The proposed plat has been reviewed by internal and external staff and found to meet all applicable standard of the UDC. The plat is supported by staff for approval.

**RECOMMENDATION**

Approval of "Copperstone Plat 7A" dated August 4, 2017.

**ATTACHMENTS**

- Locator maps
- "Copperstone Plat 7A" dated August 4, 2017

## HISTORY

<b>Annexation date</b>	1998
<b>Zoning District</b>	R-1 (One-Family Residential District)
<b>Land Use Plan designation</b>	Neighborhood District
<b>Previous Subdivision/Legal Lot Status</b>	Lots 102A and 217A of Copperstone Plat 7

## SITE CHARACTERISTICS

<b>Area (acres)</b>	0.92 acres
<b>Topography</b>	Generally flat
<b>Vegetation/Landscaping</b>	Turf
<b>Watershed/Drainage</b>	Perche Creek
<b>Existing structures</b>	None

## UTILITIES & SERVICES

<b>Sanitary Sewer</b>	City of Columbia
<b>Water</b>	City of Columbia
<b>Fire Protection</b>	City of Columbia
<b>Electric</b>	Boone Electric Cooperative

**ACCESS**

<b>Copperstone Creek Drive</b>	
<b>Location</b>	South of parcel
<b>Major Roadway Plan</b>	N/A
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	Improved and City-Maintained

<b>Silver Valley Drive</b>	
<b>Location</b>	Southeast of parcel
<b>Major Roadway Plan</b>	N/A
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	Improved and City-Maintained

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	N/A
<b>Trails Plan</b>	N/A
<b>Bicycle/Pedestrian Plan</b>	N/A

Report prepared by Rusty Palmer

Approved by Patrick Zenner