



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 2, 2019

Re: Copperstone Plat 7D - Final Plat (Case #240-2019)

## Executive Summary

Approval of "Copperstone Plat 7D" will result in the combination of two R-1 (One-family Dwelling) zoned lots.

## Discussion

A Civil Group (agent), on behalf of Woodland Hills Properties, LLC (owners), seek approval of a 1-lot final minor plat to be known as "Copperstone Plat 7D". The proposed replat combines Lots 126A and 127A of Copperstone Plat 7. The subject lots are located at 4601 and 4605 Copperstone Court, and contain a total of 1.08 acres. The two lots are currently undeveloped. The purpose of the replat is to combine the two commonly-owned lots, into one.

No additional right of way for Copperstone Creek Drive, or Copperstone Court is required and sidewalks along the Copperstone Creek Drive frontage have been installed. Sidewalk is not required on the subject property along Copperstone Court, as it was required only on one side of each street at the time of approval of Copperstone Plat 7. The site is served by all City utilities and no public utility extensions are required. Pursuant to Section 29-5.2(d)(4) of the UDC, the replat does not appear to create any detrimental impacts or remove any restrictions that were previously relied upon by adjacent property owners or the City.

It should be noted, during prior public information meetings relating to other replat requests within the Copperstone development concerns were expressed by a representative of the Copperstone Homeowners Association. The concern expressed indicated that consolidation of lots within the development effects the collection of Association fees which are based upon the total number of lots within the overall development. These fees were established by a separate private agreement. Pursuant to Section 29-1.7 of the UDC relating to enforcement of "Third-Party Private Agreements" the City is not obligated to enforce or ensure that Association fee collections are maintained.

Aside from these concerns, to which the City is not a party, the plat has been reviewed by both internal staff and external agencies and has been found to comply with all applicable standards of the UDC.

Locator maps and a copy of the final plat are attached for your review.



## Fiscal Impact

Short-Term Impact: None anticipated.

Long-Term Impact: Limited. Impacts may include maintenance of public streets and infrastructure as well as costs associated with the provision of public safety and solid waste services. These costs may be defrayed by increased property tax and user fee collection.

## Strategic & Comprehensive Plan Impact

### 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
8/21/2012	Approved - "Copperstone Plat 7" (Ord. 21386)

## Suggested Council Action

Approve the final plat of "Copperstone Plat 7D."