



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 1, 2019

Re: Copperstone Plat 7C - Final Plat (Case #134-2019)

Executive Summary

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

Discussion

A Civil Group (agent), on behalf of Wanda Northway (owner), seeks approval of a 1-lot final minor plat to be known as "Copperstone Plat 7C". The proposed replat combines Lots 131A and 132A of Copperstone Plat 7. The subject lots are located at 4004 and 4006 Copperstone Creek Drive, and contain a total of 0.88 acres. The two lots are currently undeveloped. The purpose of the replat is to combine the two lots into one.

No additional right of way for Copperstone Creek Drive is required and sidewalks along the parcel's street frontage have been installed. 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 a prior public information meeting relating to another replat request 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 affects 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 the concern previously expressed by the Homeowners Association, 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.

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 7C."