



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 3, 2022

Re: *Copperstone, Plat 8 – Final Plat (Case #195-2022)*

Executive Summary

Approval of this request would result in the reconfiguration of Lots 122 and 123 of Copperstone Plat 1 and common lot C101A of Copperstone Plat 7 as well as rededicate the recently-vacated pedestrian easement (B231-22) that crosses the lots approximately 170 feet south to ensure that the non-traditional sidewalk network within the Copperstone Subdivision remains functional.

Discussion

A Civil Group (agent), on behalf of Poorna Karuthpari & Preethi Yerram, Thomas Morrow & Martha Black Morrow, and the Copperstone Homeowners Association (owners), are seeking to replat Lots 122, 123 and C101A of Copperstone Plat 7. The purpose of the replat is to adjust the southern boundaries of existing Lots 122 and 123, and rededicate the recently-vacated pedestrian easement (B231-22) that crossed the lots approximately 170 feet south to ensure that the non-traditional sidewalk network within the Copperstone Subdivision remains functional.

The plat seeks expansion of the buildable area of Lots 122 and 123 (proposed 122A & 123A, respectively) by incorporating a portion of the common Lot C101A. The common lot area adjacent to the southern boundary of both lots, as well as the stem of Lot C101A lying between the two lots, will be merged into the newly platted lots. The plat dedicates the necessary pedestrian easement for the proposed sidewalk relocation, primarily on Lot 123A, as well as the standard street frontage utility easements.

Pursuant to Section 29-5.2(d)(4) of the UDC the proposed replat:

- (1) Does not remove any restrictions relied upon by the City or neighboring property owners relating to the property's usage. In fact, the previously approved sidewalk easement vacation and its proposed rededication ensures that the Copperstone subdivision sidewalk network remains fully functional.
- (2) The subject lots are served by adequate utilities sufficient to accommodate the proposed usage of the lots in their reconfiguration and staff is unaware of any deficiencies within the public infrastructure that would be exacerbated by the proposed replat. It should be noted that proposed Lot 123A is to be improved with a new single-family structure.
- (3) It is staff belief that there will be no detrimental impact on the subject lots or the adjoining neighborhood if the replat is approved. While previously platted common area is being incorporated into proposed lots 122A and 123A this action has been



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supported by the Copperstone HOA as is attested to by their signature of the replat. No written opposition to the replat has been submitted.

The proposed replat was been reviewed by both internal and external agencies and has been found in compliance with the requirements of the UDC. The replat is recommended for approval.

Locator maps, final plat, aerial exhibit, and easement dedication exhibit are attached.

Fiscal Impact

Short-Term Impact: None anticipated.

Long-Term Impact: None anticipated.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Mobility, Connectivity, and Accessibility, Secondary Impact: Infrastructure, Tertiary Impact: Livable & Sustainable Communities

Legislative History

Date	Action
9/6/22	Approved vacation of pedestrian easement on Lots 123, 124 of Copperstone Plat 1, and Lot C101A of Copperstone Plat 7. (Ord. 025111)
8/21/12	Approved Copperstone Plat 7, replat of portions of Copperstone Plats 1,2,3,4, and 5. (Ord. 021386)
7/05/10	Accepted rededication of pedestrian easements on select parcel within Copperstone Plats 1, 2, 3, 4. (Ord. 020668)
12/5/06	Approved Copperstone Plat 1, granted variance from subdivision regulations requiring sidewalk construction. (Ord. 019312)
6/6/06	Approved Preliminary Plat of Copperstone, granted variances to permit 8' pedway in lieu of standard sidewalks. (R132-06)

Suggested Council Action

Approve the final plat of *Copperstone, Plat 8*.