



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 20, 2018

Re: Copperstone Plat 1B - Final Plat (Case #18-142)

Executive Summary

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

Discussion

Crockett Engineering (agent), on behalf of John and Rachael Schulte (owners), is seeking approval of a 1-lot final minor plat to be known as "Copperstone Plat NO. 1B". The proposed replat combines Lots 149 and 150 of Copperstone Plat 1 and contains a total of 7.01-acres. The parcels are currently undeveloped and located on the southeast side of Stone Grove Court at the southeast corner of the Copperstone development.

The purpose of the replat is to combine the two commonly-owned lots, into one developable lot. As originally platted, Lot 149 (the northern lot) did not have significant buildable area within approximate 187-feet of the front property line and the buildable area of both parcels are substantially constricted by floodplain and utility easements across their northeast portions. Combination of the two lots would allow one open, contiguous buildable area, closer to the Stone Grove Court frontage and outside of the 100 year floodplain.

No additional right of way for Stone Grove Court is required at this time. Sidewalks along the parcel's street frontage will be installed in accordance with standard performance contract terms. The site is served by all City utilities at this time, 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 adjacent property owners or the City. It should be noted that during the public information relating to this project concerns were expressed by a representative of the Copperstone Homeowners Association indicating that consolidation of the proposed lots would have the effect of reducing the Association fees collected since such fees were based upon the number of lots within the development.

Section 29-1.7 of the UDC speaks to City's involvement in or enforcement of "Third-Party Private Agreements". The concerns expressed by the Homeowners Association representative were established by private restrictions which go beyond the requirements or intent of the UDC's provisions. The City is not obligated per the provisions of Section 29-1.7(c) to ensure that anticipated revenue for Association is maintained. The final plat has been



reviewed by both internal and external agencies and has been found to comply with all 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. Public infrastructure extension costs will be borne by the applicant.

Long-Term Impact: Limited. Such costs would include provision of public safety and solid waste services. Such costs may or may not be off-set by user fees or increased property tax collections.

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
12/4/2006	Approved - "Copperstone Plat 1" (Ord. 19312)

Suggested Council Action

Approve the final plat of "Copperstone Plat 1B."