

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
July 10, 2025**

SUMMARY

A request by Allstate Consultants LLC (agent), on behalf of Bethel Baptist Church, Inc Rt. 3, Columbia, MO, 65201 (owner), for approval of a 2-lot final minor plat of a 7.85-acre property, to be known as “Bethel Baptist Church Plat 1.” The subject site is zoned R-2 (Two-family Dwelling) and is located at 201 Old Plank Road.

DISCUSSION

The applicants are seeking approval to subdivide a 7.85-acre parcel, located northeast of the intersection of Bethel Church Road and Old Plank Road into two lots. The site is presently improved with Bethel Baptist Church. The subdivision would facilitate the sale of the eastern portion of the acreage to an interested party. The resulting Lot 1 will be 3.41 acres in size and contain all existing improvements associated with the church. Lot 2 is intended for sale and future development and contains 3.68 acres. The property was permanently zoned R-2 (Two-family Dwelling) at the time of its annexation on May 5, 2025. Religious institutions are permitted by-right in the R-2 zoning district. The current zoning would permit Lot 2 to potentially be developed with single- or two-family homes.

Per the terms of a 2011 sanitary sewer connection agreement between the City of Columbia and the Boone County Regional Sewer District (BCRSD), any sewer improvements on the subject site are to be owned and maintained by BCRSD and interconnected into a city sewer main adjacent to the site. Furthermore, the connection agreement dictates that any future lots created within the acreage would remain BCRSD sewer customers. However, the annexation of the subject parcel now requires compliance with the city’s subdivision and zoning standards. The church is currently served by a substandard private common collector sewer. In accordance with the connection agreement, the annexation of the property has triggered the installation of a new sewer main to serve the church. Sewer plans are currently under review, that would provide a sewer service to both resulting lots.

The proposed final plat dedicates new rights-of-way for both Old Plank Road and Bethel Street, to achieve a compliant 30-foot half-width. Standard 10-foot utility easements are provided along the resulting street frontages. An existing 16-foot utility easement is depicted along the eastern property boundary, which is used to serve the adjacent Bethel Manor Subdivision, and provide the new sewer connection across Lot 2 to the church on Lot 1.

RECOMMENDATION

Approve the final plat entitled, “Bethel Baptist Church Plat 1,” subject to minor technical corrections.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Final Plat

SITE CHARACTERISTICS

Area (acres)	7.85 acres
Topography	Majority of property slopes south, ridge across site just south of water tower
Vegetation/Landscaping	Developed, turf/landscaping, with wooded area at NE corner of parcel
Watershed/Drainage	Little Bonne Femme Creek
Existing structures	Church building with associated parking areas, playground

HISTORY

Annexation date	2025
Zoning District	R-2 (Two-family Dwelling)
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Surveyed tracts, subdivision required

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	City of Columbia
Fire Protection	City of Columbia w/ mutual-aid from BCFPD
Electric	Boone Electric

ACCESS

Old Plank Road	
Location	Southern parcel boundary
Major Roadway Plan	Neighborhood Collector, requires half-width dedication upon platting
CIP projects	N/A
Sidewalk	Required upon platting

Bethel Church Road	
Location	Western parcel boundary
Major Roadway Plan	Neighborhood Collector, requires half-width dedication upon platting
CIP projects	N/A
Sidewalk	Required upon platting

PARKS & RECREATION

Neighborhood Parks	Cosmo-Bethel Park, Creek Ridge Park
Trails Plan	N/A
Bicycle/Pedestrian Plan	Bethel is green route; Old Plank is yellow route

PUBLIC NOTIFICATION

All property owners within 185 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified via public information postcards distributed on June 17, 2025.

Notified neighborhood association(s)	Cedar Lake
Correspondence received	None

Report prepared by Rusty Palmer

Approved by Patrick Zenner