



701 East Broadway, Columbia, Missouri 65201

Council Memo

Department Source: Community Development

To: City Council

From: City Manager & Staff

Council Meeting Date: June 15, 2026

Re: Backus Subdivision Plat No. 3 – Final Plat (Case # 134-2026)

Impacted Ward: Ward 5

Executive Summary

Approval of this request would result in the subdivision of Lot 1 of Backus Subdivision Plat No. 2 into two lots for the purpose of splitting the church (Lot 301) from the vacant southern portion of the parcel (Lot 302), which can then be sold into separate ownership.

Discussion

A request by A Civil Group (agent), on behalf of Centerpoint Church of Columbia, Inc. (owner), for approval of a two-lot replat of R-1 (One-family Dwelling) zoned property, to be known as, "Backs Subdivision Plat No. 3." The 5.67-acre subject site is located at 20 E. Green Meadows Road. The proposed plat seeks to separate the vacant southern portion of the existing property from the portion that holds the church and its associated parking lot.

Standard 10-foot utility easements are dedicated on the plat for both Green Meadows Road and Monterey Drive, in accordance with City subdivision standards. All other easements of record are also depicted on the plat, including varied utility easements along the southern, eastern, and western property boundaries. A 5-foot gas line easement also extends along the entire eastern parcel boundary, from Monterey Drive to Green Meadows. A small area of additional right-of-way is also dedicated for Green Meadows Road at the northwest corner of the subject site, replacing an area previously dedicated as a street easement. Both resulting lots are served by all necessary utilities, and no public utility extensions are required as a result of the proposed subdivision.

Pursuant to Sec. 29-5.2(d) of the UDC and given the attached plat is considered a "resubdivision/replat", approval of this request is subject the following three (3) criteria. Staff analysis of these criteria are shown in **bold** text.

1. The resubdivision would not eliminate restrictions on the existing plat upon which neighboring property owners or the city have relied, or, if restrictions are eliminated, the removal of such restrictions is in the best interest of the public.

The proposed plat would not remove any restrictions from the existing plat. Existing utility easements are maintained and depicted on the plat.

2. Adequate utilities, storm drainage, water, sanitary sewer, electricity, and other infrastructure facilities are provided to meet the needs of the resubdivision, or, there will be no adverse effect on such infrastructure facilities caused by the resubdivision.

Staff has evaluated the existing utility infrastructure, and did not identify any limitation or additional concerns. All infrastructure was previously installed, and no public extensions are required as a result of the resubdivision request. Any additional upgrades or extensions to serve future redevelopment on the subject parcel would be installed at the expense of the property owner.

3. The replat would not be detrimental to other property in the neighborhood, or, if alleged to be detrimental, the public benefit outweighs the alleged detriment to the property in the neighborhood.

Staff does not anticipate any detrimental impacts on the adjacent properties resulting from the replat. Any redevelopment that would be proposed is constrained by the permitted uses of the R-1 district and must conform to all applicable dimensional standards. Possible future redevelopment is anticipated to be fully consistent with the surrounding land uses.

The proposed final plat has been reviewed by both internal/external staff and agencies and has been found to be compliant with all provisions of the UDC. All applicable easements of record are depicted on the attached plat, and new easements to be dedicated are shown on the plat where necessary.

Locator maps and the proposed final plat are attached for review.

Fiscal Impact

Short-Term Impact: None anticipated. Any costs associated with the extension or relocation of public utility infrastructure will be borne by the applicant.

Long-Term Impact: Any potential impact may or may not be offset by increased user fees and/or property tax 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: Infrastructure, Tertiary Impact: Not Applicable



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Legislative History

Date	Action
06/15/1981	Approved Backus Subdivision Plat No. 1 (Ord. 009176)

Suggested Council Action

Approve the proposed replat to be known as, "Backus Subdivision Plat No. 3."