



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 4, 2021

Re: Victory Christian Church Preliminary Plat (Case #197-2021)

Executive Summary

Approval of this request would result in the creation of an 11-lot preliminary plat that includes new roadways and easements, along with additional right of way for Ballenger Lane, an existing arterial street.

Discussion

A Civil Group (agent), on behalf of Victory Christian Church of Columbia (owner), is seeking approval of an 11-lot preliminary plat, with additional right of way dedications, on property zoned R-2 (Two-family Dwelling) to be known as *Victory Christian Church Preliminary Plat*. The 13.42-acre property is located on the west side of Ballenger Lane, approximately 1,200 feet north of Clark Lane addressed as 1705 Ballenger Lane.

The applicant is seeking approval of an 11-lot preliminary plat that will include 7 lots that are accessible from an eastward extension of existing Alan Lane along with one common lot, and 3 other larger lots that will primarily front on Ballenger Lane. Additional right-of-way for Ballenger is proposed for future dedication on the preliminary plat as are standard utility easements.

A religious institution, Victory Christian Church, currently has a building on proposed Lot 1 of the subdivision with an existing driveway connection. It should be noted that individual residential driveway access to Ballenger Lane is restricted from the remaining lots fronting to the roadway. If these lots were developed with permissible non-residential uses or accessed via a public street, additional driveway/roadway connections to Ballenger Lane would be permitted.

The Planning and Zoning Commission considered this request at their September 9, 2021 meeting. Staff presented its report and the applicant gave an overview of the request. No member of the public spoke during the public hearing. Following brief discussion, a motion to approve the preliminary plat passed (8-0).

The Planning and Zoning Commission staff report, locator maps, preliminary plat, and meeting minute excerpts are attached.



Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Inclusive Community, 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 |
|------------|-----------------------------------------------------------------------|
| 11/19/2018 | Request to grant a design adjustment to waive sidewalks was defeated. |

Suggested Council Action

Approve the *Victory Christian Church Preliminary Plat*.