



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 6, 2019

Re: Christian Fellowship Church Tree Preservation Easement - Accepting conveyance

Executive Summary

Approval of the attached ordinance will accept a 1.13 acre tree preservation easement, required pursuant to Section 29-4.4(c) of the UDC, from Christian Fellowship Church for property located at the intersection of Chapel Hill Road and Louisville Road as a condition of issuance of building permits for the subject site.

Discussion

Per Section 29-4.4(c) of the UDC, 25% of a development site's climax forest is required to be preserved as part of any new site development. The UDC permits climax forest to be preserved by either platting such preservation area as a common lot or placing such area within a preservation easement. The use of common lots is typical for traditional multi-lot subdivision development whereas a preservation easement is more common when there is individual ownership of the development lot or commercial development application.

Christian Fellowship Church is preparing to make improvements to their property located at the intersection of Chapel Hill Road and Louisville Road. The site is to be improved with a new church and may subsequently be further improved with additional structures housing educational facilities. The property is currently a legal lot and capable of receiving building permits without further subdivision. Given that the property will remain under the Church's sole ownership and the desire to avoid further platting actions, the attached tree preservation easement has been submitted to reserve the required 25% of on-site climax forest from future development.

The easement is being conveyed to the City; therefore, must be approved for acceptance by Council before it can be recorded. The purpose of the conveyance is to ensure the trees located within its boundaries are protected from development and authorizes the City to preserve and protect the trees, roots, and area over, under, across, and upon which the easement is granted.

The attached easement has been reviewed by staff and found to be compliant with the requirements established for tree preservation easements. It is recommended that the easement be accepted.

A copy of the easement and easement location are attached for review.



Fiscal Impact

Short-Term Impact: NA

Long-Term Impact: NA

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Environmental Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
NA	NA

Suggested Council Action

Accept the easement conveyance by passage of the submitted ordinance.