



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 17, 2018

Re: The Crossing- EPC Plat 5 – Replat (Case #18-163)

Executive Summary

Approval will result in the creation of a one-lot replat of 26.42 acres owned by the Crossing EPC of Columbia and improved with the Crossing Church, associated parking lots, and church-related accessory structures.

Discussion

Allstate Consultants (agent), on behalf of the Crossing EPC of Columbia (owner), is seeking approval of a one-lot, 26.42-acre final replat to be known as "The Crossing- EPC Plat 5". The subdivision action consolidates The Crossing- EPC Plat 3, The Crossing- EPC Plat 4 Administrative Plat, and two unplatted lots located to the southwest.

The subject property is zoned A (Agriculture) and is located south of Grindstone Parkway, north of Southland Drive, and west of Rock Quarry Road and is presently improved with the Crossing Church, parking lots, and church-related accessory structures. The proposed replat will consolidate adjacent properties under the common ownership of the Crossing- EPC and bring the previously unplatted property into compliance with the Unified Development Code in advance of potential future expansion of the Crossing's campus.

As shown on the plat, the applicant proposes to dedicate an additional five (5) feet of right-of-way to bring Southland Drive up to a 25-foot half-width (50 foot total width) as required by the UDC for a local residential street, and provides the required ten-foot utility easements along Southland Drive and Grindstone Parkway. The proposed additional ROW dedication on Southland Drive will allow the required sidewalk to be constructed within the public right-of-way.

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. Furthermore, adequate public utilities exist to support the consolidated lots. Staff has reviewed the replat and finds it is compliant with the subdivision provisions of the UDC and all other applicable requirements.

Locator maps and the final replat are attached.



Fiscal Impact

Short-Term Impact: Limited short-term impact. All infrastructure extension will be at developer's expense.

Long-Term Impact: Long-term impact would include infrastructure maintenance and public safety services. Such increased costs may be offset by increased property taxes and user fees.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Infrastructure, 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
02/02/2015	Approval of the Final Plat of The Crossing- EPC Plat 3 (Ord. 22353)
09/09/2016	Approval of The Crossing- EPC Plat 4 (Administrative Plat)

Suggested Council Action

Approve the proposed replat entitled "The Crossing-EPC Plat 5".