



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 19, 2021

Re: The Crossing- EPC Plat 6 – Final Plat (Case #180-21)

## Executive Summary

Approval of this request would result in the creation of a one-lot final plat to be known as "The Crossing- EPC Plat 6". The subject property has frontage on Grindstone Parkway, Rock Quarry Road, and Southland Drive and is addressed 3615 Southland Drive.

## Discussion

Allstate Consultants (agent), on behalf of the Crossing- EPC of Columbia (owner), seeks a one-lot replat to be known as "The Crossing- EPC Plat 6". The plat will consolidate property previously platted under The Crossing- EPC Plat 5, and two un-platted lots located to the southwest and fronting to Southland Drive. The property is 27.80 acres and is zoned A (Agriculture) and is presently improved with the Crossing Church, parking lots, and church-related accessory structures. The entirety of the property will become compliant with the UDC following the plat action.

No design adjustments are sought and the plat is found to fully comply with all regulatory requirements. Adequate public utilities exist to support the property, and the plat provides all required right-of-way and utility easement dedications. Sidewalk is in place on Rock Quarry Road and Grindstone Parkway and where the property has existing frontage on Southland Drive. The applicant will be required to build sidewalk on the new Southland Drive frontage resulting from the platting action where sidewalk is missing.

The Planning and Zoning Commission considered this request at their June 24, 2021 meeting. Staff presented its report and the applicant was available for questions. Following limited discussion on public input procedures, a motion to approve the plat passed (8-0).

Planning and Zoning Commission staff report, locator maps, final plat, and excerpts from meeting minutes 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 and sewers 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: 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
10/01/2018	Approved "The Crossing- EPC Plat 5" (Ord. 023660)

## Suggested Council Action

Approve the final plat of "The Crossing- EPC Plat 6" as recommended by the Planning and Zoning Commission.