



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 21, 2025

Re: Alive in Christ Subdivision Plat 2 – Final Plat (Case # 192-2025)

Executive Summary

Approval of this request would result in the resubdivision of a 20.14-acre parcel of land into one lot, to be known as, “*Lot 1 of Alive in Christ Subdivision, Plat 2.*” The subject parcel is comprised of, “*Lot 1 of the Alive in Christ Subdivision, Plat 1,*” and an unplatted tract adjacent to the lot’s northwestern boundary. The subject 20.14-acre property is zoned R-1 (One-family Dwelling) and is located at 201 Southampton Drive.

Discussion

Engineering Surveys & Services (agent), on behalf of Alive in Christ Lutheran Church, Inc. (owner), seeks approval of a 1-lot final plat containing 20.14 acres located northwest of the intersection of Southampton Drive and Bethel Street. The parcel contains an existing platted lot known as “*Lot 1 of Alive in Christ Subdivision, Plat 1.*” The proposed final plat would combine this lot with the adjacent unplatted acreage to the northwest. The overall acreage is presented undeveloped and no plans for redevelopment have been submitted.

The parcel currently takes its vehicular access from two driveways, with one accessing each of the adjacent streets. Sidewalks are in place along both Bethel Street and Southampton Drive, but none are installed along the site’s Melrose Drive frontage. Section 29-5.1(c)(1)(ii)(A) provides an exemption from the required sidewalk installation on local streets when the property is zoned R-1 or being developed with a single-family use, and the minimum lot size is at least 2 acres. Melrose Drive is a local residential street which meets this exemption.

An additional 8-feet of right-of-way is dedicated by the plat on both frontages of the unplatted tract. The standard utility easements located on the Lot 1 are being rededicated by the plat. The easement along the Bethel Street frontage is 10-feet wide, but expands to 12- feet in width along Southampton Drive to cover existing utilities. The 12-foot easement will be dedicated across the remaining unplatted portions of the site along its Southampton Drive and Melrose Drive frontages. All other easements of record are shown and rededicated on the proposed plat. These rededicated easements include a 16-foot walking trail easement on the northern property boundary adjacent to the subdivision known as, “*Bedford Walk Plat 2.*” An existing stormwater easement is also located along this boundary of the subject parcel. A sanitary sewer easement crosses Tract 2 to serve the church from the west, and the site also contains 3 water utility easements on Lot 1.

Since a portion of the parcel was previously platted, the review of the attached final plat follows the “Resubdivision/Replat” criteria found within Sec. 29-5.2(d)(4) of the UDC.



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Approval of the proposed replat shall only be approved by the Council if the Council determines that:

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;
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; and
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's analysis of the above criterion are provided below.

The proposed plat would not remove any restrictions from the existing plat, and all easements of record are rededicated in keeping with current practice to modernize the easement dedication language.

Staff has evaluated the existing utility infrastructure in terms of both access and remaining capacity needed to support future development upon the parcel under its current R-1 zoning, and did not identify any limitation or concerns. All infrastructure needed to serve the parcel was installed when the church was constructed, and any additional upgrades or extensions to serve future development would be installed at the property owner's expense. Staff does not anticipate any detrimental impacts on the adjacent properties resulting from the replat.

The proposed final plat, "Alive in Christ Subdivision Plat 2," is compliant with all provisions of the UDC. All applicable easements of record are depicted on the attached final plat, and the standard utility easement dedications are provided along all roadway frontages, with added width where necessary to cover existing utilities, as identified by staff. An additional 8 feet of right-of-way is provided on both the Southampton Drive and Bethel Street frontages of the unplatted tract, which brings these rights-of-way into compliance with the 50-foot minimum street width standard.

The Planning & Zoning Commission considered this case at their June 5, 2025 meeting. Staff presented their report and a representative for the applicant made themselves available to answer questions. After limited discussion by the Commission, a motion to approve the final plat that was approved unanimously (9-0).

The Planning and Zoning Commission staff report, locator maps, final plat, and meeting minutes excerpts are attached for review.



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Fiscal Impact

Short-Term Impact: None. Extension of utilities to serve the subject acreage upon development would be at the expense of the developer.

Long-Term Impact: Long-term impacts would be subject to the intensity of future development. Such impacts may include additional public infrastructure maintenance costs as well as cost incurred in the provision of services such as police, fire, and solid waste collection. Such costs may or may not be off-set by increased property and sales tax revenues and user fees.

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: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
01/06/1997	Approved the, "Alive in Christ Subdivision Plat 1." (Ord. 015105)

Suggested Council Action

Approve, "Alive in Christ Subdivision, Plat 2."