



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 2, 2025

Re: Bethel Baptist Church Plat 1 – Final Plat (Case # 219-2025)

Executive Summary

Approval of this request would result in the resubdivision of two survey tracts containing 7.85-acres of land into two lots, to be known as, *"Bethel Baptist Church Plat 1."*

Discussion

Allstate Consultants LLC (agent), on behalf of Bethel Baptist Church, Inc Rt 3, Columbia. MO 65201 (owner), seeks approval of a 2-lot final plat containing 7.85 acres located northeast of the intersection of Bethel Church Road and Old Plank Road. The subdivision action would allow the sale of the eastern lot to separate ownership in advance of future development.

Lot 1 of the proposed subdivision will contain 3.41-acres and contain all existing improvements associated with the church (i.e. building and parking lot). Lot 2 of the subdivision contains 3.68-acres and would be sold to a prospective buyer who plans to develop the parcel with R-2 uses, which may include single- or two-family homes. The subject property was annexed and permanently zoned R-2 (Two-family Dwelling) on May 5, 2025 (Ord. 025938).

The subject property is subject to an existing sanitary sewer connection agreement from 2011 between the City of Columbia and the Boone County Regional Sewer District (BCRSD). This agreement requires that any sewer improvements on the subject site be owned and maintained by BCRSD and interconnected into a city sewer main adjacent to the site. The connection agreement also indicates that any future lots on the acreage shall remain BCRSD sewer customers. However, the annexation of the subject parcel now requires compliance with the city's subdivision and zoning standards which was previously not a requirement to obtain access to the City's sanitary sewer.

The property is currently served by a substandard private common collector sewer. In accordance with the connection agreement, the annexation and future development of the property has triggered the installation of a new sewer main to serve the proposed lots. Sewer plans for this extension were reviewed jointly by the City and County, and are approved.

The proposed final plat dedicates new rights-of-way for both Old Plank Road and Bethel Street, to achieve a compliant 30-foot half-width. Standard 10-foot utility easements are provided along the resulting street frontages. An existing 16-foot utility easement is depicted along the eastern property boundary which is used to serve the adjacent Bethel Manor Subdivision and provide for the new sewer connection across Lot 2 to the church on Lot 1.



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The proposed final plat is compliant with all provisions of the UDC. All applicable easements of record are depicted on the plat, and the standard utility easement dedications are provided along all roadway frontages.

The Planning & Zoning Commission considered this case at their July 10, 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.

Fiscal Impact

Short-Term Impact: None. Extension of utilities will be completed 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: Reliable and Sustainable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Inter-Governmental Cooperation

Legislative History

| Date | Action |
|------------|--|
| 05/05/2025 | Approved annexation and assignment of R-2 (Two-family Dwelling) zoning as the site's permanent zoning. (Ord. 025938) |

Suggested Council Action

Approve the final plat to be known as "Bethel Baptist Church Plat 1" as recommended by the Planning and Zoning Commission.