AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
September 5, 2024

SUMMARY

A request by Simon & Struemph Engineering (agent), on behalf of Destiny Worship Center, Inc. (owner), for approval of a 1-lot replat of R-2 (Two-family Dwelling) district zoned property to be known as *"Destiny Worship Center Subdivision"*. The subject site contains which contains 7.24-acres and is located at 4914 Prairie Ridge Street. **(Case 173-2024)**

DISCUSSION

The applicants are seeking approval of a 1-lot final plat of a 7.24-acre parcel located at 4914 Prairie Ridge Street, in order to consolidate two existing parcels and to establish legal lot status on the property. The subject parcel is currently composed of two separate tracts; the primary church property, and a small wedge-shaped tract, which was deeded to the church in 1987 for access purposes. Prairie Ridge Street provides access to the parcel from Weymeyer Drive, north of the subject site. However; the street terminates at the northwest corner of the parcel adjacent to the access tract, and does not directly serve the larger church tract. Generally, the north half of the access tract is also encumbered with a non-development easement, which was granted by the church to the City in 1993, to ensure any potential future extension of Prairie Ridge Street would not be impeded by a structure.

Right-of-way (ROW) is to be dedicated along the southern boundary of the parcel in accordance with the CATSO Major Roadway Plan, which identifies a future major collector roadway in this location. The applicants are providing a 33-foot half-width, which is consistent with the provisions of Appendix A.1(f), the Major Collector Street Design Standards. No additional right-of-way is being sought by the City for Prairie Ridge Street at this time.

The parcel contains a large area of floodplain, and the associated stream buffer, crossing the southern half of the lot. Both are denoted on the plat as required, and the plat depicts all other easements of record. At the request of the City, new 16-foot sanitary sewer easements are dedicated by the plat crossing the site from north to south near the western edge of the parcel and to the east and west just south of the existing church. These easements will cover existing sewer lines for which no other easement of record have been located. Two existing shelter structures are excepted from the utility easement where they were constructed over the existing sewer lines.

The final plat has been reviewed by city staff and external agencies and is found to be compliant with the standards and provisions of the UDC with the exception of two minor technical corrections. The standard 10-foot utility easement is to be added to the plat adjacent to the north side of the right-of-way being dedicated along the southern boundary of the property. The applicants will also address the omission of the owner's name from the signature block prior to the plat being forwarded to Council for their consideration.

RECOMMENDATION

Approve, "Destiny Worship Center Subdivision," final plat, pursuant to minor technical corrections.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Final Plat

SITE CHARACTERISTICS

Area (acres)	7.24 acres
Topography	Slopes to the south, creek across southeast corner of parcel
Vegetation/Landscaping	Varies, developed/turf on north half, wooded on southern half
Watershed/Drainage	Bear Creek
Existing structures	Church, outbuildings, playground, parking

HISTORY

Annexation date	1969
Zoning District	R-2 (Two-family Dwelling)
Land Use Plan designation	Open Space / Greenbelt District, Neighborhood District
Previous Subdivision/Legal Lot Status	Two parcels, both survey tracts

UTILITIES & SERVICES

Site is served by all city utilities and services.

ACCESS

Prairie Ridge Street	
Location	Entering property from NW corner
Major Roadway Plan	N/A
CIP projects	N/A
Sidewalk	Offsite

PARKS & RECREATION

Neighborhood Parks	Smith Park, Brown Station Park
Trails Plan	N/A
Bicycle/Pedestrian Plan	N/A

PUBLIC NOTIFICATION

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified via public information postcards on June 14th, 2024 of the pending action.

Notified neighborhood association(s)	None.
Correspondence received	None.

Report prepared by Rusty Palmer

Approved by Patrick Zenner