City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning
To: City Council
From: City Manager & Staff
Council Meeting Date: October 7, 2024
Re: Destiny Worship Center Subdivision – Final Plat (Case # 173-2024)

Executive Summary

Approval of this request would combine two existing tracts of land and establish one legal lot containing 7.24-acres to be known as "Destiny Worship Center Subdivision". The subject acreage is zoned R-2 (Two-family Dwelling) and located at 4914 Prairie Ridge Street.

Discussion

Simon & Struemph Engineering (agent), on behalf of Destiny Worship Center, Inc. (owners), are seeking approval of a 1-lot final plat, containing 7.24 acres, which is situated on the south side of Weymeyer Drive at the south end of Prairie Ridge Street. The property owners wish to consolidate the two tracts into a single "legal lot" and establish Prairie Ridge Street as its legal access. The property owners secured access to Prairie Ridge Street across the smaller, wedge-shaped tract when it was deeded to the church in 1987. The access tract is also largely encumbered by a non-development easement, which was created to ensure access from Prairie Ridge Street, so the neighboring parcel would not be blocked.

A 33-foot half width of right-of-way (ROW) is dedicated along the southern boundary of the resulting lot for a future major collector in accordance with the CATSO Major Roadway Plan. The standard 10-foot utility easement is also dedicated along the north side of the newly-established ROW. The ROW provision is consistent with the Major Collector Street Design Standards found in Appendix A.1(f) of the Unified Development Code. No additional right-of-way is being sought by the City for Prairie Ridge Street at this time. The parcel contains large areas of floodplain and stream buffer across the southern half of the lot. Both are denoted on the plat as required.

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 are needed to cover existing sewer lines for which no other easement of record was found. Two existing shelter structures are exempted from the utility easement where they were constructed over the existing sewer lines.

The Planning & Zoning Commission considered this request at their September 5, 2024 regular meeting. Staff gave its report and there was no public comment. After limited discussion, the Commission moved to approve the request. The motion passed unanimously (6-0).

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

Fiscal Impact

Short-Term Impact: No impacts anticipated in the next two fiscal years. Any extension of public infrastructure to serve the proposed development will be at the expense of the property owner/developer.

Long-Term Impact: Public infrastructure maintenance associated with sanitary sewer as well as public safety and solid waste service provision are expected to be minimal. 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: Reliable and Sustainable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:
Primary Impact: Land Use & Growth Management, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Not Applicable

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the final plat of "Destiny Worship Center Subdivision" as recommended by the Planning and Zoning Commission.