

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
June 24, 2021**

SUMMARY

A request by Allstate Consultants (agent), on behalf of the Crossing- EPC of Columbia (owner), for a one-lot replat to be known as "The Crossing- EPC Plat 6", a replat and consolidation of The Crossing- EPC Plat 5, and two unplatted lots located to the southwest. The property is 27.80 acres and is zoned A (Agriculture). The property has frontage on Grindstone Parkway, Rock Quarry Road, and Southland Drive and is addressed 3615 Southland Drive. **(Case #180-21)**

DISCUSSION

The applicant is seeking approval of a one-lot consolidation plat to add two adjacent lots under common ownership to the larger campus plat for the Crossing- EPC Church. The subject property is zoned A (Agriculture) and is located south of Grindstone Parkway, north of Southland Drive, and west of Rock Quarry Road and is presently improved with the Crossing Church, parking lots, and church-related accessory structures. The proposed replat will bring the two previously unplatted lots directly to the southwest of Crossing's existing plat (The Crossing- EPC Plat 5) into compliance with the Unified Development Code under a replat to be known as "The Crossing- EPC Plat 6".

As shown on the plat, an additional five (5) feet of right- of-way will be dedicated for Southland Drive to ensure a 25-foot half-width (50-foot total width) as required by the UDC for a local residential street. The proposed additional ROW dedication will allow the required sidewalk to be constructed within the public right-of-way. The plat also provides the required ten-foot utility easement along the Southland Drive frontage. Sufficient ROW and utility dedications for the Rock Quarry Road and Grindstone Parkway frontages have occurred via previous platting actions.

Staff has reviewed the plat and finds it to be fully compliant with the subdivision provisions of the UDC and all other applicable requirements. Adequate public utilities exist to support the consolidated lots. No design adjustments have been sought.

RECOMMENDATION

Approval of the "Crossing EPC- Plat 6".

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Final Plat

SITE CHARACTERISTICS

Area (acres)	27.80 acres
Topography	Rolling
Vegetation/Landscaping	Landscaped and turf
Watershed/Drainage	Hinkson Creek
Existing structures	Developed with a Church, parking lot, accessory structures, homes

HISTORY

Annexation date	1969
Zoning District	Agriculture
Land Use Plan designation	Neighborhood
Previous Subdivision/Legal Lot Status	The Crossing- EPC Plat 5 + previously unplatted lots

UTILITIES & SERVICES

All utilities provided by the City of Columbia.

ACCESS

Grindstone Parkway	
Location	North side of site
Major Roadway Plan	Major arterial, adequate ROW in place
CIP projects	N/A
Sidewalk	Existing

Rock Quarry Road	
Location	East side of site
Major Roadway Plan	Collector, adequate ROW in place
CIP projects	N/A
Sidewalk	Existing along plat frontage

Southland Drive	
Location	East side of site
Major Roadway Plan	Local residential street, ROW dedicated to provide 25' half width
CIP projects	N/A
Sidewalk	Required

PARKS & RECREATION

Neighborhood Parks	Rock Quarry Park is approximately ¼ mile to the east
Trails Plan	Site approximately ½ mile to the west of the Old 63 Pedway, which connects to the Grindstone Nature Area & Grindstone Trail
Bicycle/Pedestrian Plan	Grindstone Trail

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 of this pending request via on May 24, 2021. 28 postcards were distributed.

Public information meeting recap	Number of attendees: N/A (No meeting held due to COVID-19)
Notified neighborhood association(s)	Nifong Village HOA, Grindstone/Rock Quarry Neighborhood Assoc.
Correspondence received	None