

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
June 5, 2025**

**SUMMARY**

A request by Engineering Surveys & Services (agent), on behalf of Alive in Christ Lutheran Church, Inc. (owner), for approval of a 1-lot final minor plat to be known as, "Alive In Christ Subdivision Plat 2." The subject 20.14-acre property is zoned R-1 (One-family Dwelling) and is located at 201 Southampton Drive.

**DISCUSSION**

The applicant is seeking approval of a 1-lot consolidation plat containing 20.14 acres located northwest of the intersection of Southampton Drive and Bethel Street. The property currently consists of Lot 1 of the Alive in Christ Subdivision Plat 1, and a surveyed tract lying immediately to its northwest. The existing church and outbuilding are located on Lot 1, however, a portion of the driveway entering the parcel from its northeast corner crosses the lot boundary to access Bethel Street. The entirety of the subject parcel was previously involved in a tract split which established the current boundaries. The existing lot was then created by the, "Alive in Christ Subdivision Plat 1," which was approved in 1997, but the remainder of the property was never platted nor was it developed. The proposed final plat would consolidate the two tracts into one legal lot. At this time, no plans for redevelopment have been submitted.

The site is currently accessed by existing driveways, which include one onto Bethel Street near the northeast corner of the parcel, and one onto Southampton Drive. Sidewalks are already constructed along both Bethel Street and Southampton Drive. No sidewalk currently exists along the Melrose Drive frontage of the property; however, this frontage is exempted from sidewalk requirements by Section 29-5.1(c)(1)(ii)(A). This section states that when land is subdivided in the R-1 district or for single-family purposes, and the minimum lot size is at least 2 acres, the subdivision shall not be required to install sidewalks along roadways classified below collector status. Melrose Drive is a local residential street which meets this exemption.

An additional 8-feet of right-of-way is required along the Southampton Drive frontage of the unplatted tract, which will be dedicated upon recording of the proposed plat. Standard utility easements are shown along all street frontages. The easement located on the two street frontages of Lot 1 (Bethel and Southampton) were previously dedicated, but are being rededicated on the current 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, in keeping with recent practice. Notably, a rededicated 16-foot walking trail easement is depicted across much of the northern property boundary adjacent to the, "Bedford Walk Plat 2," subdivision. Along this parcel boundary there is also an existing stormwater easement that is noted. 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.

The final plat has been reviewed by city staff and external agencies and found to be compliant with the standards and provisions of the UDC subject to minor technical corrections, which include a number of technical comments by the City Surveyor. Prior to forwarding the plat to Council for consideration all technical corrections shall be addressed.

**RECOMMENDATION**

Approve the final plat of Alive in Christ Subdivision Plat 2, subject to minor technical corrections.

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator Maps
- Final Plat

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	20.14 acres
<b>Topography</b>	Sloping to the north
<b>Vegetation/Landscaping</b>	Turf grass, with landscaping near building, small central wooded area
<b>Watershed/Drainage</b>	Mill Creek
<b>Existing structures</b>	Church, parking lots, outbuilding

**HISTORY**

<b>Annexation date</b>	1969
<b>Zoning District</b>	R-1 (One-family Dwelling)
<b>Land Use Plan designation</b>	Neighborhood
<b>Previous Subdivision/Legal Lot Status</b>	Lot 1, Alive in Christ Subdivision Plat 1, survey tract

**UTILITIES & SERVICES**

All utilities and services provided by the City of Columbia.

**ACCESS**

<b>Bethel Street</b>	
<b>Location</b>	East side of parcel
<b>Major Roadway Plan</b>	Neighborhood Collector
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	Constructed

<b>Southampton Drive</b>	
<b>Location</b>	South side of parcel
<b>Major Roadway Plan</b>	Neighborhood Collector
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	Constructed

<b>Melrose Drive</b>	
<b>Location</b>	West side of parcel
<b>Major Roadway Plan</b>	N/A
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	Required

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Cosmo-Bethel Park, Molly Bowden Memorial Park
<b>Trails Plan</b>	N/A
<b>Bicycle/Pedestrian Plan</b>	None

**PUBLIC NOTIFICATION**

All property owners within 185 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified via public information postcards distributed on May 19, 2025.

<b>Notified neighborhood association(s)</b>	Bedford Walk, Cedar Lake
<b>Correspondence received</b>	None

Report prepared by Rusty Palmer

Approved by Patrick Zenner