

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
March 24, 2022**

SUMMARY

A request by Brush & Associates (agent), on behalf of Missouri Conference Association of Seventh-Day Adventists (MCASD) (owners), for approval of a 1-lot final minor plat to be known as, "Seventh-Day Subdivision Plat." The 2.03-acre parcel is located at the southeastern corner of the intersection of Oxford Drive and College Park Drive. **(Case # 87-2022)**

DISCUSSION

The applicant is seeking approval of a final minor plat on approximately 2.09 acres of property located on the southeast corner of College Park Drive and Oxford Drive. The property is a surveyed tract that was purchased by the MCASD in 1971. The property is zoned R-1 (One-Family Dwelling), and is improved with a church and a preschool. The proposed plat would establish legal lot status on the property which will permit the issuance of building permits; however, no plans have been submitted for redevelopment at this time.

The plat rededicates right-of-way for both College Park Drive and Oxford Drive. 30.5 feet of right-of-way is dedicated over the existing ROW for College Park, and 25.5 feet is reestablished for Oxford Drive. This redundancy was requested by the City Surveyor in light of recent changes to the dedication language required by the State. The plat also provides the standard ten-foot utility easement along both street frontages, as required by the UDC. Sidewalks are in place on the College Park Drive frontage, and a performance contract has been provided by the applicant for the construction of a sidewalk on the Oxford Drive frontage of the property.

Staff has reviewed the plat and finds it to be fully compliant with the subdivision provisions of the UDC and all other applicable requirements. No design adjustments have been requested.

RECOMMENDATION

Approve the final plat entitled "Seventh Day Subdivision".

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Final Plat

SITE CHARACTERISTICS

| | |
|-------------------------------|-----------------------------------|
| Area (acres) | 2.09 acres |
| Topography | Generally slopes to the southeast |
| Vegetation/Landscaping | Turf /Landscaping/Paving |
| Watershed/Drainage | Perche Creek |
| Existing structures | Church & Preschool |

HISTORY

| | |
|--|------------------------------|
| Annexation date | 1955 |
| Zoning District | R-1 (One-Family Residential) |
| Land Use Plan designation | Neighborhood District |
| Previous Subdivision/Legal Lot Status | Not a legal lot. |

UTILITIES & SERVICES

All utilities and services provided by the City of Columbia.

ACCESS

| College Park Drive | |
|---------------------------|------------------------|
| Location | West side of property |
| Major Roadway Plan | Neighborhood Collector |
| CIP projects | None |
| Sidewalk | Sidewalks Installed |

| Oxford Drive | |
|---------------------------|-----------------------|
| Location | West side of property |
| Major Roadway Plan | N/A |
| CIP projects | None |
| Sidewalk | Sidewalks Required |

PARKS & RECREATION

| | |
|--------------------------------|--|
| Neighborhood Parks | 1 block south of Kiwanis Park |
| Trails Plan | County House Trail splits south of property and lies east & west of subject site |
| 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 of this pending request on February 16, 2022. Fifteen postcards were distributed.

Report prepared by Rusty Palmer

Approved by Patrick Zenner