

# City of Columbia

701 East Broadway, Columbia, Missouri 65201



**Agenda Item Number:** B 258-15

**Department Source:** Community Development - Planning

**To:** City Council

**From:** City Manager & Staff

**Council Meeting Date:** 9/8/2015

**Re:** Rock Bridge Christian Church Plat 3 (Case #15-173)

## Documents Included With This Agenda Item

Council memo, Resolution/Ordinance

**Supporting documentation includes:** Summary of Board/Commission Reports, Maps, Plats and Plans, Applicant Letter, Excerpts from Minutes

## Executive Summary

Approval of this plat will divide an existing 3.8 acre parcel, located approximately 250-feet east of Bethel Street north of Green Meadows Drive and owned by Rock Bridge Christian Church, into two lots. The newly created lot is proposed to be improved with a "group home" by others.

## Discussion

Rock Bridge Christian Church is seeking to divide its 3.8 acre parcel into two lots. Lot 301 will contain 2.64 acres and the existing church as well as associated improvements. Lot 302 will contain 1.16 acres and is proposed to be improved with a "group home" that will be built by others.

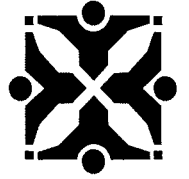
The subject acreage is surrounded by existing city infrastructure (water, sewer, and electric) and the roadway frontages are improved with sidewalks. Per Section 25-53(4) of the Subdivision Regulations, access to the parcels is restricted from Green Meadows Drive. As such, access to the lots will be from Green Meadows Circle only. A note appears on the plat stating this restriction.

The Planning and Zoning Commission, at its August 20, 2015 meeting, reviewed this request and recommended unanimous (7-0) approval. There were no public comments regarding the proposed plat.

A copy of the Planning Commission staff report (including locator maps, reduced plat, and applicant letter) as well as meeting minutes are attached for review.

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## Fiscal Impact

Short-Term Impact: None. The subject property has access to all public infrastructure. Extension of services to the site (i.e. water and sewer) will be at the developer's expense.

Long-Term Impact: Minimal. The subject property is bounded by already maintained public infrastructure. Additional impacts will be incurred with provision of public safety services, trash collection, and infrastructure maintenance. Such additional impacts may or may not be offset by increased taxes and user fees.

## Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Not Applicable

Strategic Plan Impact: Not Applicable


Comprehensive Plan Impact: Land Use & Growth Management


## Suggested Council Action

Approval of the 2-lot final plat as recommended by the Planning and Zoning Commission.

## Legislative History

May 2012 - Rock Bridge Christian Church Plat 2 (Ord. 21316)

  
\_\_\_\_\_  
Department Approved

  
\_\_\_\_\_  
City Manager Approved

Introduced by \_\_\_\_\_

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Ordinance No. \_\_\_\_\_

Council Bill No. B 258-15

**AN ORDINANCE**

approving the Final Plat of Rock Bridge Christian Church Plat 3, a minor Replat of Lot 201 Rock Bridge Christian Church Plat 2; accepting the dedication of rights-of-way and easements; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby approves the Final Plat of Rock Bridge Christian Church Plat 3, a minor Replat of Lot 201 Rock Bridge Christian Church Plat 2, as certified and signed by the surveyor on August 5, 2015, a subdivision located on the north side of Green Meadows Road and east of Bethel Street, containing approximately 3.80 acres in the City of Columbia, Boone County, Missouri, and hereby authorizes and directs the Mayor and City Clerk to sign the plat evidencing such approval.

SECTION 2. The City Council hereby accepts the dedication of all rights-of-way and easements as dedicated upon the plat.

SECTION 3. This ordinance shall be in full force and effect from and after its passage.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor and Presiding Officer

APPROVED AS TO FORM:

\_\_\_\_\_  
City Counselor

# City of Columbia

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## SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Summary of Board/Commission Reports, Maps, Plats and Plans, Applicant Letter,  
Excerpts from Minutes

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
August 20, 2015**

**SUMMARY**

A request by Rock Bridge Christian Church (owner) for a two-lot replat of R-1 (One-Family Dwelling District) zoned land. The 3.8-acre subject site is located on the north side of Green Meadows Road, approximately 250 feet east of Bethel Street. (Case #15-173)

**DISCUSSION**

This is a request to replat an existing 3.8-acre R-1 zoned lot into two lots. Proposed Lot 301 contains Rock Bridge Christian Church, and the applicant has indicated that proposed Lot 302 is intended to be developed with a group home. Per Section 25-53(4) of the Subdivision Regulations, an access restriction note on the plat states that no driveways will be allowed from either proposed lot onto Green Meadows Road for the purpose of single-family or two-family residential development.

The proposed plat meets all applicable City Zoning and Subdivision Regulations standards, and all public infrastructure improvements, including sidewalks, are in place.

**RECOMMENDATION**

Approval of the proposed replat

**ATTACHMENTS**

- Location maps
- Proposed plat of Rock Bridge Christian Church Plat 3
- Letter from the applicant's consultant

**SITE HISTORY**

<b>Annexation Date</b>	1966
<b>Existing Zoning District(s)</b>	R-1 (One-Family Residential District)
<b>Land Use Plan Designation</b>	Neighborhood District
<b>Subdivision/Legal Lot Status</b>	Lot 201 of Rock Bridge Christian Church Plat 2

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	3.8 acres
<b>Topography</b>	Flat to gently sloping downward toward southwest
<b>Vegetation/Landscaping</b>	Grassed open space with interspersed trees
<b>Watershed/Drainage</b>	Mill Creek
<b>Existing structures</b>	Church and cellular tower

**UTILITIES & SERVICES**

<b>Sanitary Sewer</b>	City Public Works
<b>Water</b>	City Water & Light
<b>Electric</b>	City Water & Light
<b>Fire Protection</b>	Columbia Fire Department

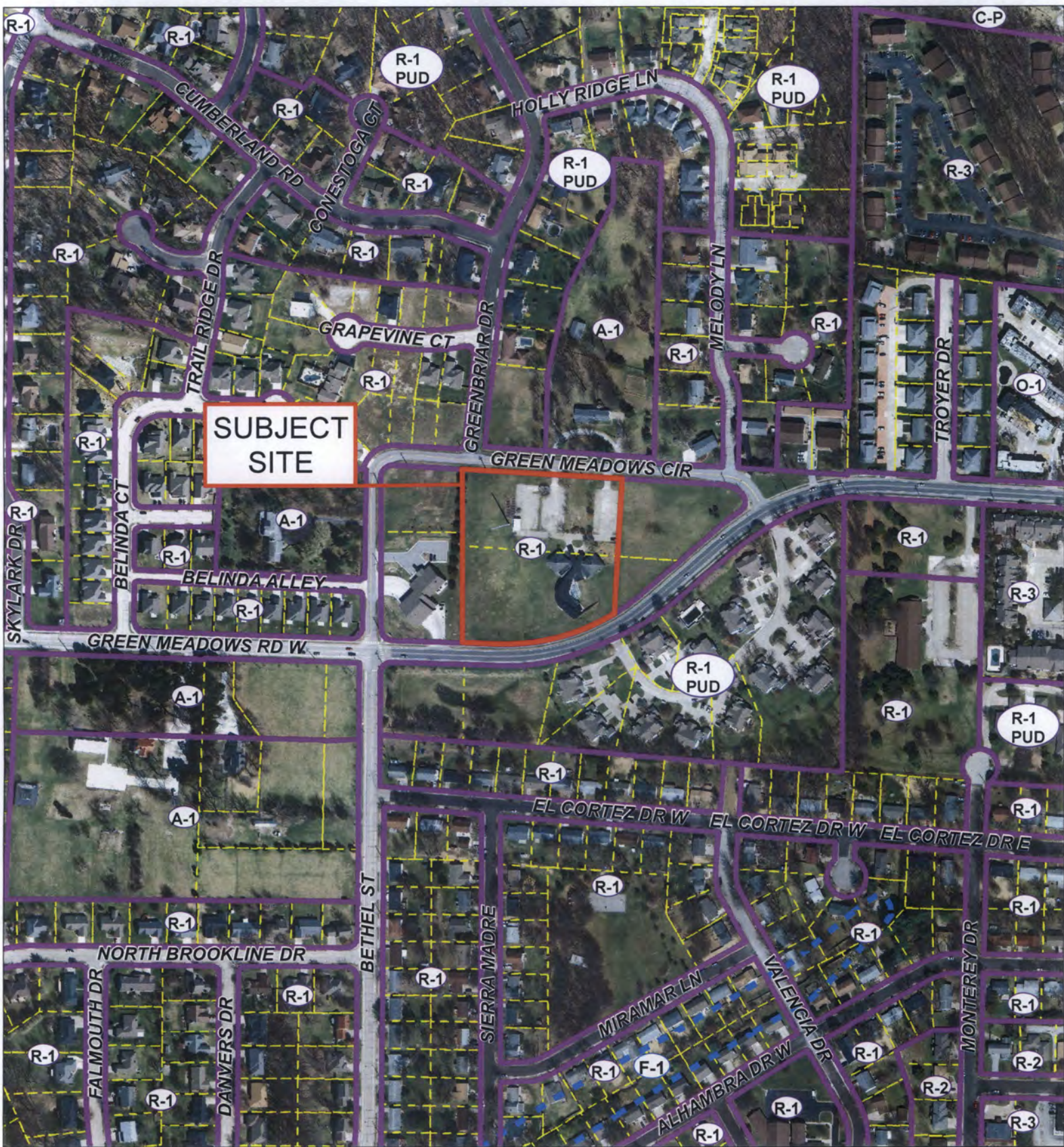
**ACCESS**

<b>Green Meadows Road</b>	South side of site
<b>Major Roadway Plan</b>	Major Collector (Improved and City-maintained)
<b>CIP Projects</b>	No capital improvements are planned

<b>Green Meadows Circle</b>	North side of site
<b>Major Roadway Plan</b>	Local Residential (Improved and City-maintained)
<b>CIP Projects</b>	No capital improvements are planned

**PARKS & RECREATION**




<b>Neighborhood Parks</b>	Rock Bridge Neighborhood Park is 600 feet south of site
<b>Trails Plan</b>	No existing or proposed trails adjacent to site
<b>Bicycle/Pedestrian Plan</b>	No existing or proposed bike/ped facilities adjacent to site

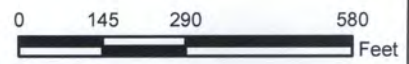


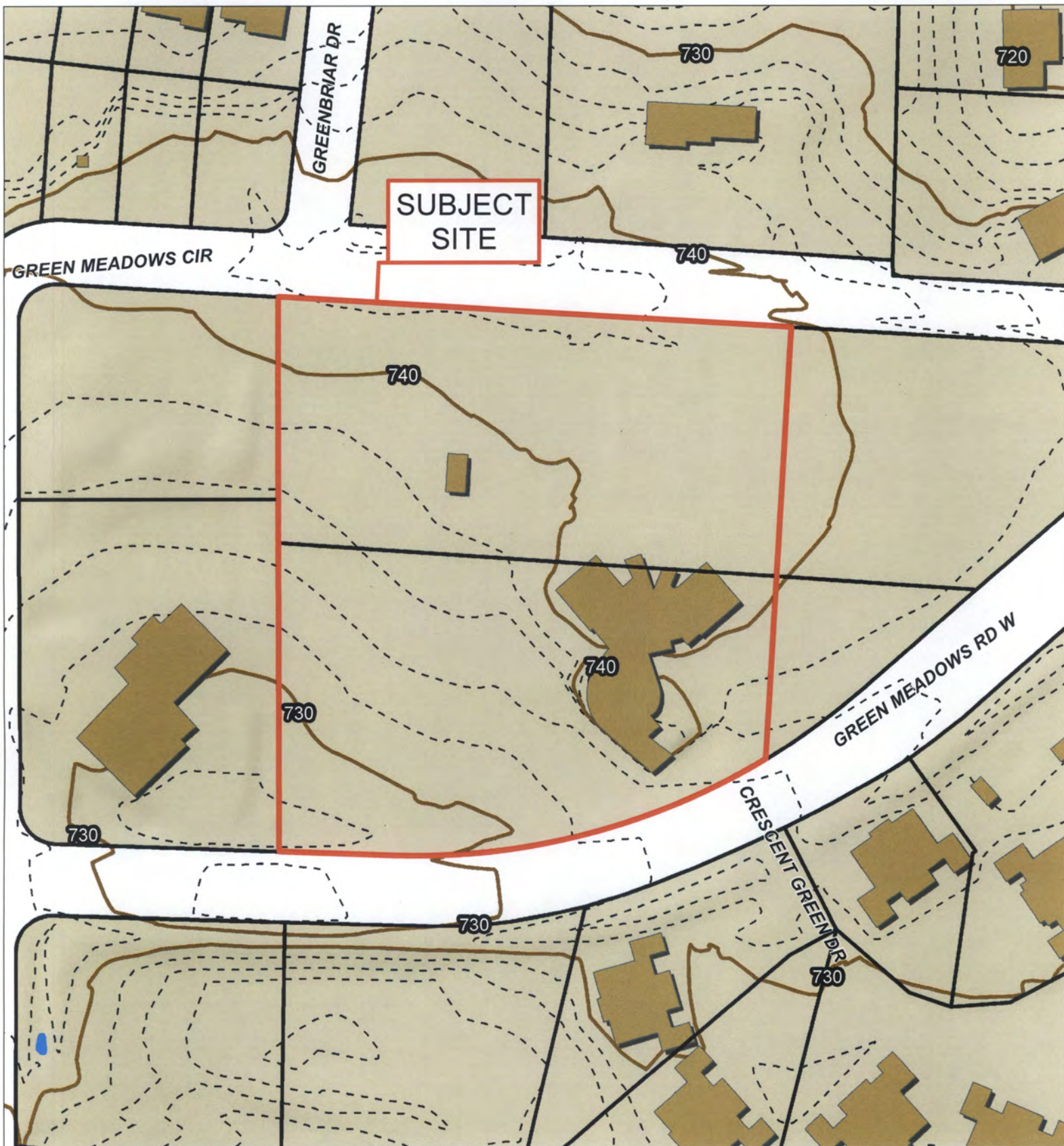
**SUBJECT SITE**

# 15-173: Rock Bridge Christian Church Plat 3 Replat



-  City of Columbia Zoning
-  Parcels
-  100-Year Flood Plain

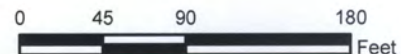


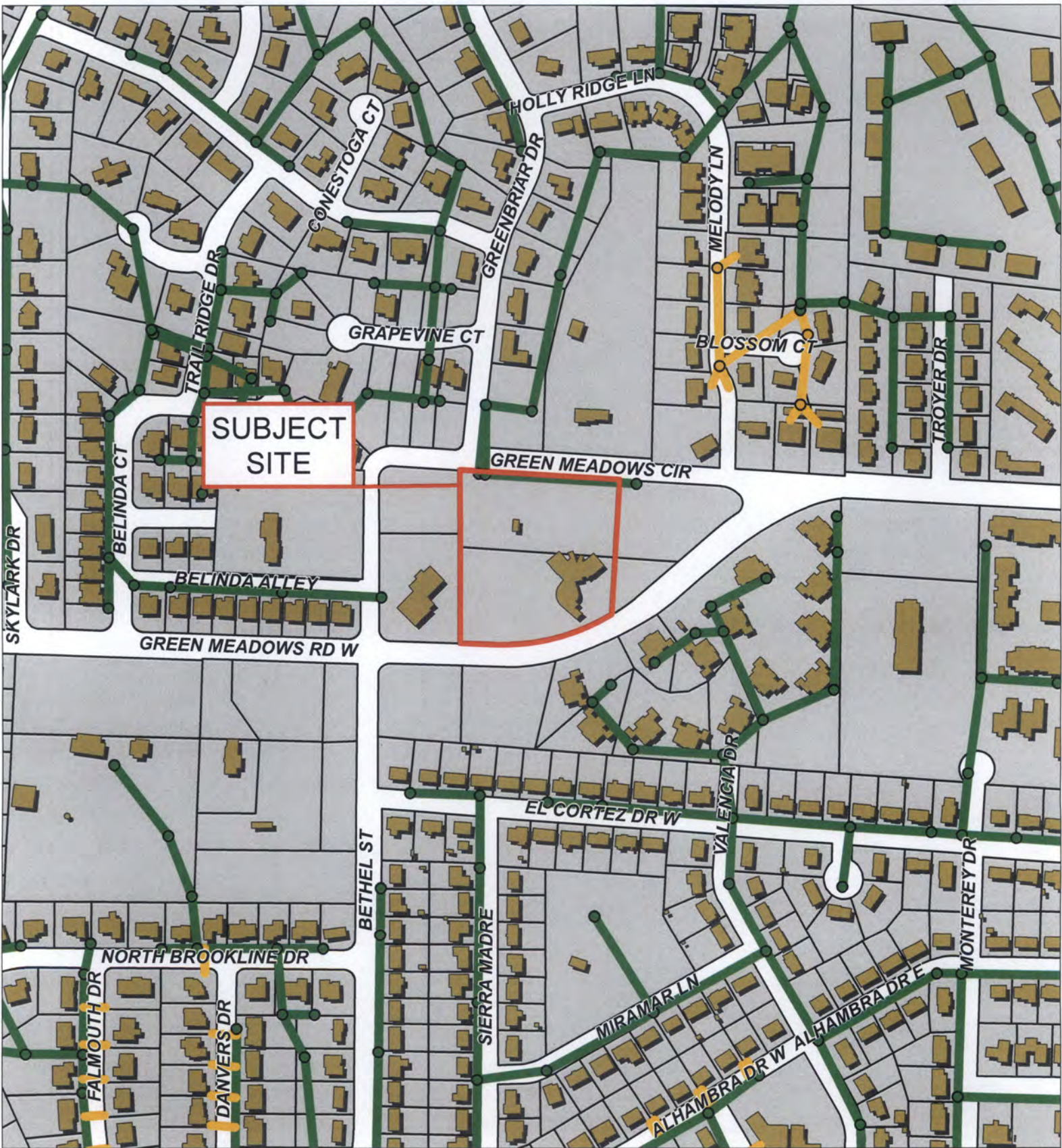


# 15-173: Rock Bridge Christian Church Plat 3 Replat



- 10 Foot Contour Lines
- 2 Foot Contour Lines
- Parcels
- Building Footprint
- Bodies of Water





## 15-173: Rock Bridge Christian Church Plat 3 Replat



- City Sanitary Structure    — City Sanitary Line    ■ Building Footprint
- Private Sanitary Structure    — Private Sanitary Line    ■ Parcels



# FINAL PLAT

## ROCK BRIDGE CHRISTIAN CHURCH PLAT 3

A MINOR REPLAT OF LOT 201 ROCK BRIDGE CHRISTIAN CHURCH PLAT 2, PLAT BOOK 46, PAGE 18  
 AUGUST 5, 2015

- NOTES**
- THIS IS AN UNDIVIDED QUARTER
  - RECORD THIS INSTRUMENT AND PROVIDE BY RECORDING TITLE COMPANY PLAT BOOK 46, PAGE 18, DATE MAY 26, 2015.
  - PROPERTY BOUNDARIES TO BE SET BY SURVEYOR'S CONSTRUCTION BY THE SURVEYOR.
  - ALL CURVE DIMENSIONS ARE AS MEASURED TO CENTERLINE UNLESS OTHERWISE NOTED AS ON FOR CHORD DIMENSIONS.
  - BOUNDARIES ARE CALCULATED VALUES AND ARE NOT SUBJECT TO ADJUSTMENT OF THE SURVEYOR.
  - PLAT IS SUBJECT TO A SUBJECT ELECTIONS CONVEY TO THE BOONE COUNTY RECORDS DEPARTMENT PROVIDED IN BOOK 174, PAGE 183.
  - PLAT IS SUBJECT TO A LEASE GRANTED TO COLLEGE PARTNERSHIP GROUP, INC. AND GRANT AGREEMENT TO UNIVERSITY OF MISSOURI AND STATE AGREEMENT TO UNIVERSITY OF MISSOURI, DATED MAY 14, 2015.
  - PROPERTY IS CHURCH PROPERTY. NO PRIVATE ACCESS WILL BE GRANTED FOR ANY OTHER THAN CHURCH PURPOSES UNLESS OTHERWISE PROVIDED FOR IN THIS PLAT.

**FLOOD PLAIN STATEMENT**

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED MARCH 17, 1991.

**STREAM BUFFER STATEMENT**

THIS TRACT IS NOT REGULATED BY THE CITY OF COLLEGE SPRING BUFFER ORDINANCE AS IT DOES NOT HAVE ANY PERSONAL OR INDUSTRIAL USES AS SHOWN BY THE MAPS AND RECORDS OF THE CITY OF COLLEGE SPRING, BOONE COUNTY, MISSOURI AND ARTICLE 1 OF CHAPTER 104. OF THE CITY OF COLLEGE SPRING.

**LEGEND**

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**A CIVIL GROUP**

**CIVIL ENGINEERING - PLANNING - SURVEYING**

July 13, 2015

Tim Teddy, Director  
Community Development Department  
701 E. Broadway  
Columbia, MO 65201


RE: Rock Bridge Christian Church Plat 3, a minor replat.

Dear Mr. Teddy:

On behalf of Rock Bridge Christian Church, we herewith submit a minor replat of Lot 201, Rock Bridge Christian Church Plat 2 for review and approval. The replat will divide this tract into two lots totaling 1.16 acres and 2.64 acres. The lots are zoned R-1 and contain an existing church and parking lot on one of the proposed lots and a future group home on the other.

Please contact me with any questions or concerns.

Sincerely,

  
Kevin P. Murphy

**EXCERPTS**

**PLANNING AND ZONING COMMISSION MEETING**

**AUGUST 20, 2015**

**V) SUBDIVISIONS**

**Case No. 15-173**

**A request by Rock Bridge Christian Church (owner) for a two-lot replat of R-1 (One-Family Dwelling District) zoned land. The 3.8-acre subject site is located on the north side of Green Meadows Road, approximately 250 feet east of Bethel Street.**

MR. REICHLIN: May we have a staff report, please?

Staff report was given by Mr. Pat Zenner of the Planning and Development Department. Staff recommends approval of the replat.

MR. REICHLIN: Are there any questions of staff? Seeing none. As is our practice, if there's anybody in the audience who feels like they have anything to add worthy of note, this is not a public hearing, but we will entertain a principal's comments regarding this matter. Seeing no one, we will throw this out to the Commissioners to see what they have to say.

MS. LOE: It seems fairly straightforward, and considering that the subdivision meets regulations, I would support proposing a motion to approve, unless there's other discussion on this. None. All right. So in the case of 15-173, request by Rock Bridge Christian Church for a two-lot replat of R-1, I motion to approve the proposed replat.

MR. STANTON: Second.

MR. REICHLIN: Mr. Stanton. May we have a roll call, please.

MR. STRODTMAN: Yes, sir.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Loe, Mr. Harder, Mr. Reichlin, Mr. Stanton, Mr. Strodtman, Ms. Rushing, Ms. Burns. Motion carries 7-0.**

MR. STRODTMAN: Recommendation for approval will be forwarded to City Council.

MR. REICHLIN: Thank you, Mr. Secretary.