



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 16, 2018

Re: Tuscany Ridge Plat No. 2 – Final Plat (Case #17-235)

Executive Summary

Approval of the request will result in the final platting of 34 R-1 zoned lots within the Tuscany Ridge development, with dedications for right of way and easements.

Discussion

Crockett Engineering Consultants (agent) on behalf of North Boone County Properties, LLC (owner) is seeking approval of a 34-lot final major plat of R-1 (One-Family Dwelling District) zoned property, to be known as *Tuscany Ridge Plat No. 2*. The 8.91-acre subject site is located on the east side of Brown Station Road, approximately 700 feet south of Tuscany Ridge.

The final plat substantially complies with the previously approved preliminary plat, *Tuscany Ridge Preliminary Plat*. The final plat includes a minor change from the approved preliminary plat, with the addition of common lots along Brown Station Road. The revision did not add any developable lots to the plat and is not considered to be a significant modification. This plat generally represents the platting of Lots 119-131, 135-136, 149-161, and 183-187 of the preliminary plat, which was approved in 2005. The subdivision represents the second phase of the Tuscany Ridge development, with the first phase platted in 2007.

The final plat has been reviewed by all relevant staff and found to substantially comply with the preliminary plat and all UDC regulations.

Locator maps, final plat, and the previously approved *Tuscany Ridge Preliminary Plat* are attached.

Fiscal Impact

Short-Term Impact: Limited short-term impact. All infrastructure extension will be at developer's expense.

Long-Term Impact: Public infrastructure maintenance such as roads and sewers, as well as public safety and solid waste service provision. Future impacts may be offset by increased user fees and property tax collections.



Vision & Strategic Plan Impact

Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Mobility, Connectivity, and Accessibility

Legislative History

Date	Action
4/17/2006	Approved preliminary plat of <i>Tuscany Ridge Preliminary Plat. (Res. 96-06)</i>

Suggested Council Action

Approve the final plat of *Tuscany Ridge Plat No. 2*.