



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 21, 2022

Re: Tuscany Ridge Plat No. 2 – Final Plat (Case #303-2021)

Executive Summary

Approval of the request will result in the final platting of 60 R-1 (One-family Dwelling District) zoned lots within the Tuscany Ridge development, with dedications for right of way and easements.

Discussion

Crockett Engineering Consultants (agent), on behalf of BC Investments of Columbia, LLC (owner), is seeking approval of a 60-lot final major plat of R-1 (One-Family Dwelling) zoned property, to be known as *Tuscany Ridge Plat No. 3*. The 14.71-acre subject site is located west of Brown Station Road, at the current terminus of Napoli Drive.

The requested final plat includes property contained within a previously approved preliminary plat known as *Tuscany Ridge Preliminary Plat* that was approved in 2006. The proposed plat represents the third phase of the Tuscany Ridge development, with the first phase platted in 2007, and the second phase approved in 2017. The site includes 60 new single-family residential lots, and the dedication of right-of-way for the extension of existing streets. Several street stubs will provide connectivity to the next phase of the development, as well as to undeveloped property to the south.

Upon review, the final plat has been found to be in substantial conformance with the approved preliminary plat. The plat meets all the standards of the UDC regulations and is recommended for approval by staff.

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

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Not Applicable

Legislative History

Date	Action
4/17/06	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. 3*.