

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
September 23, 2021**

SUMMARY

A request by Crockett Engineering (agent), on behalf of BC Investments of Columbia, LLC (owner), for approval of a 5-lot preliminary plat to be known as "Waco North." The plat consists of 42.64 acres and will establish the future right of way alignment for the westward extension of Waco Road from its current terminus at Arbor Pointe Parkway which will permit further final platting actions on the property to the south which is part of the Tuscan Ridge subdivision. **(Case # 272-2021)**

DISCUSSION

The applicant is seeking approval of a preliminary plat to be known as *Waco North*. The purpose of the plat is to designate road right-of-way for the extension of Waco Road to the west of its current terminus and proposes the creation of five additional lots. Of these, the largest lot is north of the proposed Waco Road extension and is set aside for future development requiring a new preliminary plat. The lots south of the right-of-way will either be included in the final plat of the development to the south or would become common lots shown on the final plat of the right of way or a subsequent subdivision plat for the property to the north of the roadway extension.

The subject property was originally shown as *Preliminary Plat #2 of Tuscan Ridge* which was approved in 2007. No portion of the preliminary plat was final platted within seven years; therefore, it has since expired. The property to the south of the subject acreage was shown on the approved 2006 *Preliminary Plat #1 of Tuscan Ridge*. Portions of this preliminary plat were approved in 2007 and 2017 which secured future development entitlements for the entire preliminary plat acreage. The platted portions of Plat #1 take access from Brown Station Road; however, a significant portion of the remaining un-platted property within Plat #1 rely on the proposed Waco Road extension and future construction of Venetian Parkway to ensure UDC access standards are met.

The principal purpose of this preliminary plat is to show the future location of Waco Road from its current terminus to the western boundary of the subject parcel. As it exists, the property to the south does not have roadway access; therefore, it cannot be final platted.

The roadways, upon construction, will permit vehicular access to the five lots shown on the plat and the northwestern portion of Tuscan Ridge to the south of the right-of-way. Such access will enable future final plats of Tuscan Ridge to be brought forward and developed. A development agreement is being drafted pertaining to the responsibility and scope of improvements for Waco Road and Venetian Parkway. This agreement would be introduced for Council's consideration with the proposed preliminary plat which is the subject of this request.

The existing Tuscan Ridge preliminary plat depicted the eastern connection (Grand Canal Drive) to the Waco extension. The western connection, Rome Drive, is shown as a replacement for a lost connection in a pending redesign of the approved Tuscan Ridge preliminary that is under review. The redesign of the existing preliminary plat is not included as part of this request; however, does rely on the creation of Waco Road. A final plat for the northwestern portion of Tuscan Ridge is anticipated to be platted at a later date following the final platting, and most likely, construction of Waco Road.

The proposed preliminary plat has been reviewed by staff and meets all requirements of the Unified Development Code.

A final plat and approved construction plans will be required prior to issuance of permits upon the acreage shown within the plat.

RECOMMENDATION

Approval of the preliminary plat for *Waco North*.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Preliminary Plat
- Tuscany Ridge Preliminary Plat #1

SITE CHARACTERISTICS

Area (acres)	42.64
Topography	Generally sloping to the south, stream across SE corner
Vegetation/Landscaping	Turf, wooded area at NE panhandle
Watershed/Drainage	Perche Creek
Existing structures	Vacant

HISTORY

Annexation date	2007
Zoning District	R-1 & A
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Tuscany Ridge Preliminary Plat #2 - expired

UTILITIES & SERVICES

The site is served by all City utilities.

ACCESS

Waco Road	
Location	South of site, subject plat creates extension across property
Major Roadway Plan	Minor Arterial (not constructed).
CIP projects	None
Sidewalk	To be constructed with roadway

Venetian Parkway	
Location	Southwest of site, subject plat creates roadway stub into southern property
Major Roadway Plan	Major Collector (not constructed).
CIP projects	None
Sidewalk	To be constructed with roadway

PARKS & RECREATION

Neighborhood Parks	Atkins Park on west side of subject property, NE of Smith Park
Trails Plan	None adjacent to site.
Bicycle/Pedestrian Plan	None adjacent to site.

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 by means of an early notification postcard, which was sent on August 25, 2021. 9 postcards were distributed.

Advanced "Public Notice" recap	Comments/concerns: One general inquiry from neighbor
Notified neighborhood association(s)	None
Correspondence received	None

Report prepared by Brad Kelley

Approved by Patrick Zenner