



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 17, 2025

Re: Tuscany Ridge, Plat No. 4 – Design Adjustment (Case #198-2024)

## Executive Summary

Approval of this request would grant a waiver from the provisions of Sec. 29-5.1(g)(4) & (5) of the UDC as it pertains to the provision of a standard 10-foot street frontage utility easement on the west side of Venetian Parkway. This matter is being considered concurrently with a request to approve a new 22-lot subdivision to be known as “*Tuscany Ridge, Plat No. 4,*” which is presented under separate cover on the February 17, 2025 Council agenda.

## Discussion

Crockett Engineering (agent), on behalf of BC Investments of Columbia LLC (owner), are seeking approval of a design adjustment from the provisions Sec. 29 5.1(g)(4 & (5) of the UDC pertaining to the provision of a standard 10-foot utility easement along the west side of Venetian Parkway. This request was precipitated by the applicant's concurrent request, under separate cover, for approval of a new 22-lot final plat to be known as “*Tuscany Ridge, Plat No. 4*”.

The submitted final plat is consistent with the approved, “*Preliminary Plat of Tuscany Ridge,*” (2006) and all subdivision standards of the UDC, with the exception of the subject design adjustment. The 2006 preliminary plat for the overall Tuscany Ridge development depicted the Venetian Parkway right-of-way as being directly along on the western boundary of overall tract and abutting the former Boone County Fairgrounds. The placement of Venetian Parkway at this location did not account for the dedication of the standard 10-foot utility easement along the western side of the right-of-way.

The applicants are seeking waiver the requirement that a 10-foot utility easement be provided in this location and have provided justification for this relief in the attached “*Design Adjustment Worksheet*”. Staff has reviewed the applicant's submitted worksheet and evaluated the waiver request pursuant to the criteria of Sec. 29-5.2(b)(9) of the UDC. The five design adjustment criteria are shown below (in bold) with staff's analysis following each criterion.

- i. The design adjustment is consistent with the city's adopted comprehensive plan and with any policy guidance issued to the department by council;***

The requested design adjustment is not consistent with the priorities of the comprehensive plan placed on adequate and equitable infrastructure. However, the proposed plat is consistent with the governing preliminary plat which predates the comprehensive plan. The utilities needed to serve the proposed lots within the phase of development will be



located on the east side of Venetian Parkway and city staff has indicated that any future infrastructure installations on the west side of the road would not require an easement given City ownership of the land. **[SUPPORTED]**

**ii. The design adjustment will not create significant adverse impacts on any lands abutting the proposed plat, or to the owners or occupants of those lands;**

No significant adverse impacts are anticipated from approval of the design adjustment. City ownership of the abutting property would allow for any future infrastructure installations deemed necessary along the west side of Venetian Parkway to be installed without the subject easement. Transfer of the property to a private party is not anticipated in the foreseeable future. **[SUPPORTED]**

**iii. The design adjustment will not make it significantly more difficult or dangerous for automobiles, bicycles, or pedestrians to circulate in and through the development than if the subdivision standards of section 29-5.1 were met;**

The requested design adjustment would have no impact on circulation in terms of pedestrian or vehicular safety or connectivity. The street and sidewalks are accounted for within the right-of-way for Venetian Parkway. **[SUPPORTED]**

**iv. The design adjustment is being requested to address a unique feature of the site or to achieve a unique design character, and will not have the effect of decreasing or eliminating installation of improvements or site features required of other similarly situated developments; and**

Unfortunately, provision of the easement was not accounted for during the preliminary platting phase of the overall Tuscan Ridge subdivision. The proposed final plat for Phase 4 is consistent with the approved preliminary plat. The requested design adjustment would acknowledge a unique development feature in that the abutting property is city-owned. All utilities needed to serve the proposed lots within the current subdivision plat are to be installed on the east side of Venetian Parkway, so no easement is needed on the western street frontage of Venetian Parkway at this time. **[SUPPORTED]**

**v. The design adjustment will not create adverse impacts on public health and safety.**

No significant adverse impacts on public health and safety are anticipated by granting the waiver. The property is properly served by all necessary infrastructure. Furthermore, the adjacent city-owned parkland is served from other points of utility access and the future roadway corridor to be created by Venetian Parkway's construction is not, at this time, identified as being necessary to permit further improvement of that property. **[SUPPORTED]**

This matter was considered at the Planning and Zoning Commission's January 23, 2025, meeting. The proposed final plat of "Tuscan Ridge Plat No. 4" was included within the staff



# City of Columbia

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report for reference purposes only; however, did not require formal Commission action given its conformance to the approved preliminary plat for Tuscany Ridge. Staff presented its report and the applicant's representative give an overview of the requested design adjustment and the final plat. The applicant's representative providing supplemental background information about the request noting that in 2006 the current Northeast Regional Park (formerly the Boone County Fairgrounds) was previously owned by Boone County when the Tuscany Ridge preliminary plat was approved. At that time, the County did not agree to provide the half of the right-of-way for Venetian Parkway upon their property (i.e. the Fairgrounds), so the entirety of the right-of-way was provided on the Tuscany Ridge parcel. The applicant's representative further noted that if the 10-foot utility easement is required its provision would create a spite strip between Tuscany Ridge and the park property as well as lead to significant modifications to the final plat. There were public comments on the request for the design adjustment or the proposed final plat. After limited discussion, the Commissioners made a motion to approve the requested design adjustment which was approved unanimously (7-0).

The Planning and Zoning Commission staff report, locator maps, design adjustment worksheet, final plat, approved preliminary plat, and meeting minute excerpts are attached for review.

## Fiscal Impact

Short-Term Impact: None anticipated. No additional infrastructure needs in the vicinity of the requested design adjustment.

Long-Term Impact: Potential future infrastructure needs are limited due to the affected property being City-owned and its utilization as a park.

## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

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

### Comprehensive Plan Impacts:

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

## Legislative History

Date	Action
04/21/2006	Approved: Preliminary Plat of Tuscany Ridge (Res. 96-06)

## Suggested Council Action

Approve the requested design adjustment from Sec. 29-5.1 (g) waiving the requirement that a 10-foot utility easement be dedicated along the west side of Venetian Parkway, as recommended by the Planning and Zoning Commission.