



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 17, 2025

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

Executive Summary

Approval of this request would result in the creation of a 22-lot final plat containing 5.78 acres of R-1 (single-family dwelling) zoned land that will be known as “*Tuscany Ridge, Plat No. 4*”. A concurrent design adjustment, presented under separate cover, seeking waiver of a standard 10-foot utility easement along the western side of Venetian Parkway must be approved prior to approval of the proposed final plat. The proposed final plat is located at the western terminus of Pompey Drive and is commonly addressed as 5217 Brown Station Road.

Discussion

Crockett Engineering (agent), on behalf of BC Investments of Columbia LLC (owner), seeks approval of a 22-lot final plat to be known as, “*Tuscany Ridge, Plat No. 4*.” A concurrent request, under separate cover, seeking a design adjustment from Sec. 29-5.1(g)(4)&(5) of the UDC pertaining to the platting a 10-foot utility easement on the west side of Venetian Parkway accompanies this request. Approval of the design adjustment must be granted for the proposed plat to be approved “as submitted”. The proposed final plat is substantially compliant with the approved “*Preliminary Plat for Tuscany Ridge*” with the exception of the requested design adjustment. The 5.78-acre subject site is located along in the southwest corner of the overall Tuscany Ridge subdivision and is commonly addressed as 5217 Brown Station Road.

The proposed plat includes an extension of Pompey Drive to the western property line where it intersects with Venetian Parkway; a planned CATSO major collector roadway. Roughly 230 feet of right-of-way is provided this future the north/south collector roadway on the plat. Secondary roadway connections are provided to both the north and south, off of Pompey drive to adjacent unplatted land. The land to the north is included in the approved Tuscany Ridge preliminary plat; however, the land to the south is not included and is under separate ownership.

Standard utility easements are provided along all appropriate frontages with the exception of the western side of Venetian Parkway, which is the subject of the concurrent design adjustment request. An additional 8-foot drainage and sewer easement is provided on the northern boundary of Lots 413 through 422, supplementing an adjacent 25-foot easement, which was established separately in November 2024. Another existing 25-foot sewer easement is depicted across the southern boundary of the parcel, providing sewer access at the rear of Lots 401 through 411, and another easement runs along the east side of Venetian Parkway.

Staff has reviewed the plat and finds, with the exception of the requested design adjustment, it is consistent with both the approved preliminary plat for Tuscany Ridge and



the subdivision requirements of the UDC. Approval of the final plat, as presented, is contingent upon approval of the requested design adjustment. If the design adjustment is not approved, the plat would require revision such that the utility easement on the west side of Venetian Parkway be added to the plat.

The Planning and Zoning Commission considered the requested design adjustment associated with this platting action at its January 23, 2025 meeting. No Commission action was taken or required on the proposed final plat given its arrangement was determined to be consistent with the approved preliminary plat for Tuscany Ridge. Staff provided its report on the design adjustment and the applicant provided an overview of both the design adjustment and the final plat. No public comments were received on either matter. After limited Commissioner discussion, a recommendation to approve the requested design adjustment was made that passed unanimously by a vote of (7-0).

Given the requested design adjustment was recommended for approval, the attached final plat is considered compliant with the requirements of the UDC. Should City Council concur with the Commission's action, approval of the final plat is deemed appropriate.

Locator maps, final plat, approved preliminary plat, and January 23, 2025 Planning and Zoning Commission meeting minute excerpts relating to the associated design adjustment are attached.

Fiscal Impact

Short-Term Impact: None anticipated. Any additional infrastructure installation costs associated with the final plat to be borne by the applicant.

Long-Term Impact: Potential impacts may include additional public infrastructure maintenance (i.e. electric, sewer, and water) as well as public safety and solid waste collection costs. Such impacts may or may not be off-set by increased property tax collections or user-fees.

Strategic & Comprehensive Plan Impact

[Strategic Plan Impacts:](#)

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Resilient Economy, Tertiary Impact: Inclusive and Equitable Community

[Comprehensive Plan Impacts:](#)

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

Legislative History

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

Suggested Council Action

Approve the requested final plat to be known as "Tuscany Ridge, Plat No. 4".