

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**January 23, 2025**

**Case Number 198-2024**

**A request by Crockett Engineering (agent), on behalf of BC Investments of Columbia, LLC (Owner) for approval of a design adjustment from Section 29-5.1(g) of the UDC in regards to a required dedication of utility easements. A concurrent 22-lot final plat to be known as "Tuscany Ridge, Plat No. 4 is associated with this request. Planning and Zoning Commission action is limited to the requested design adjustment as the proposed final plat is substantially compliant with the previously approved preliminary plat for Tuscany Ridge. Pursuant to Section 29-5.2 of the UDC, a recommendation of approval on the submitted final plat shall be withheld unless the requested design adjustment is recommended for approval by the Planning and Zoning Commission and approved by City Council. The 5.78-acre subject site (Tuscany Ridge, Plat No. 4) is located along the southwest corner of the overall Tuscany Ridge subdivision and is commonly addressed as 5217 Brown Station Road.**

MS. GEUEA JONES: May we please have a staff report?

Staff report was given by Mr. Rusty Palmer of the Planning and Development Department. Staff recommends approval of the requested design adjustment from Section 29-5.1(g), specifically subsections (4) and (5), with regard to required dedication of the standard 16-foot utility easement on western frontage of Venetian Parkway.

MS. GEUEA JONES: Thank you. Before we go to questions for staff, if any of my fellow Commissioners have had contact with parties to this case outside of a public hearing, please disclose so now. Seeing none. Questions for staff? Seeing none. Very good. We'll go to public hearing. Members of the public, please come forward. State your name and address for the record. Three minutes for individuals, six minutes for applicants and groups.

MR. CROCKETT: Madam Chair, members of the Commission, Tim Crockett, Crockett Engineering, 1000 West Nifong. As Mr. Palmer indicated, this preliminary plat was approved in 2006, and at that time and still to this day, CATSO has Venetian Parkway shown on their CATSO plan, which is major collector that runs north and south. And so, typically, what you see when you go through this property, you would see that that roadway would be split between two property owners on either side. Obviously, at that time, the County owned the fairgrounds, and they weren't really interested in granting additional right-of-way for that road. So what was decided was we would put it on the property line. We put it all on my client's property, put the road, put the right-of-way, everything on that side, and then they

would grant the ten-foot utility easement. Pretty simple, pretty standard. And the reason for that is if we move the road over ten feet, now -- and I think staff mentioned that in their -- in their staff report a little bit, there's a grudge strip. There's a ten-foot strip that the Boone County at the time wouldn't have access to Venetian Parkway, and given -- again, it is a major collector, which is to serve that whole area. It's not to serve my development, it's not a road that would be in there for just this specific property, but for that entire area, including all of the fairgrounds. And so talked to the Commission at that time, they were fine with granting an easement. Well, as we all know, at a much later date, the City of Columbia purchased the fairgrounds from Boone County. And the issue here is I don't think that the City is necessarily against granting an easement, it's the fact that the City can't grant an easement. They can't grant an easement to themselves. And so that's the issue that's at hand tonight is that, you know, they can't grant an easement, and I don't think anybody wants to move the road over and have that grudge strip. And so that's the reason why we're before you tonight. So if there's any questions that you have, I'm happy to try to answer them.

MS. GEUEA JONES: Very good. Are there any questions for this speaker? Seeing none. Thank you very much.

MR. CROCKETT: Thank you.

MS. GEUEA JONES: Anyone else from the public to speak on this case? Seeing none. We will close public hearing and go to Commissioner comments. .

#### **PUBLIC HEARING CLOSED**

MS. GEUEA JONES: Any Commissioner comments? Commissioner Stanton, go ahead.

MR. STANTON: Even though I love seeing Crockett sweat, there's no reason to, this is pretty technical, straightforward, so, Madam Chair, if there's no other questions from my colleagues, I would entertain a motion.

MS. GEUEA JONES: If you will give me just a minute, Commissioner. Legal counsel has something.

MR. CRAIG: Sure. I just wanted to clarify what's going on with this. Legal has had their hands on this plat for a moment -- for a while. And the corrective easements to correct the erroneously filed grant of utility easement on the City property I don't believe has been filed yet, but that got cleared by legal, I can't remember if it was Friday or Tuesday, and I don't know if it's been recorded yet, but that has been fixed, so I would agree with Mr. Crockett's assessment of the situation, so I just wanted to clarify that and give the Commission all the information they needed to move forward.

MS. GEUEA JONES: Thank you very much. Commissioner Stanton?

MR. STANTON: Can I move forward on that recommendation?

MS. GEUEA JONES: Sorry. I just wasn't sure what --

MR. STANTON: As it relates to Case 198-2024, I move to approve the design adjustment from Section 29-5.1, subsection (g) 4 and 5 regarding easement dedication on west side of Venetian Parkway.

MS. PLACIER: Second.

MS. GEUEA JONES: Approval moved by Commissioner Stanton; seconded by Commissioner Placier. Is there any discussion on the motion? Seeing none. Commissioner Stanton, when you're ready, may we have a roll call?

MR. STANTON: Yes.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Walters, Ms. Loe, Ms. Geuea Jones, Mr. Stanton, Ms. Placier, Ms. Ortiz, Mr. Brodsky. Motion carries 7-0.**

MR. STANTON: Unanimous, Madam Chair.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council.