



## AGENDA

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**\*THIS MONTH, THE PLANNING COMMISSION WILL MEET AT THE POLICE DEPARTMENT BUILDING FOR STUDY SESSION TO ACCOMMODATE UPDATES TO AUDIOVISUAL EQUIPMENT IN CITY COUNCIL CHAMBERS. THE VOTING SESSION WILL MEET IN COUNCIL CHAMBERS AS USUAL\***

The Columbia Municipal Planning Commission will meet on May 4th at 4:00 p.m., for Study Session in the Police Department, 707 North Main Street, and on May 11th for Voting Session at 4:00 P.M., Council Chambers in the basement of City Hall, 700 N. Garden Street to consider the following:

### 1. Organization

- 1.1. Call To Order
- 1.2. Roll Call
- 1.3. Welcome Of Visitors/Rules Of Conduct
- 1.4. Acknowledgement Of Official Communications Of The Columbia City Council On Annexation And Zoning.
- 1.5. Approval Of Minutes

Documents:

[cmprc\\_20220413 Minutes Draft.pdf](#)

- 1.6. Review Of Bonds And Letters Of Credit

Documents:

[04-2022\\_May Active Letters of Credit.pdf](#)

### 2. Consent Agenda

- 2.1. 22-0074 – Cottages Of Bear Creek Phase 2 – Final Plat  
Request from TKC Architecture and Engineering for approval of a Final Plat with surety in the amount of 156,000 for Cottages at Bear Creek Phase II located at [Tax Map 74 Parcel 37.03](#)

2.1.1. 22-0074 – Current Submittal And Staff Report

Documents:

[22-0074\\_Final Plat\\_Revised\\_04182022.pdf](#)  
[22-0074\\_Staff Report.pdf](#)

2.1.2. 22-0074 – Supporting Documents

Documents:

[22-0074\\_Application\\_Cottages at Bear Creek.pdf](#)  
[22-0074\\_Development Agreement\\_Cottages at Bear Creek.pdf](#)  
[22-0074\\_Final Plat\\_Cottages of Bear Creek Phase II.pdf](#)  
[22-0074\\_Technical Comments.pdf](#)  
[22-0074\\_Response To Technical Comments.pdf](#)  
[22-0074\\_ZoningMap\\_0420.jpg](#)

2.2. 22-0070 – East 7th Subdivision – Final

Request from Chapdelaine and Associate for Final Plat approval of East 7th Subdivision on the [corner of East 7th and East End](#).

2.2.1. 22-0070 - Current Submittal And Staff Report

Documents:

[22-0070\\_Final Plat\\_04182022.pdf](#)  
[22-0070\\_Staff Report.pdf](#)

2.2.2. 22-0070 – Supporting Documents

Documents:

[22\\_0070\\_Application.pdf](#)  
[22\\_0070\\_Final Plat.pdf](#)  
[22-0070\\_Technical Comments.pdf](#)  
[22-0070\\_Response to Technical Comments.pdf](#)  
[22-0070\\_E 7th St Fire FLow 1.pdf](#)  
[22-0070\\_E 7th St Fire FLow 2.pdf](#)  
[22-0070\\_locationmap\\_0420.jpg](#)

3. Discussion

3.1. 22-0065 – 1221 E End Street – Rezoning

Request from Steve Desoto for rezoning of 10 acres being [Tax Map 99 Parcel 59.03](#) from R-20 Low Density Residential, to R-6 Medium-High Density Residential.

3.1.1. 22-0065-Current Submittal And Staff Report

Documents:

[22-0065\\_Concept Plan.pdf](#)  
[22-0065\\_Staff Report.pdf](#)

3.1.2. 22-0065 – Supporting Documents

Documents:

22-0065\_Application\_E End Street Rezoning.pdf  
22-0065\_Concept Plan\_E End Street Rezoning.pdf  
22-0065\_Existing\_E End Street Rezoning.pdf  
22-0065\_Technical Comments.pdf  
22-0065\_compmap\_0419.jpg  
22-0065\_zonemap\_0419.jpg

- 3.2. 22-0068 – Trotwood Avenue Regent Homes – Revised PUD Master Plan  
Request from Andy Davidson for approval of a Revised Master Plan for an RM-1  
PUD located on 6.38 acres being [Tax Map 118 Parcel 19.20](#).

3.2.1. 22-0068 – Current Submittal And Staff Report

Documents:

22-0068\_Revised PUD Master Plan\_04182022.pdf  
22-0068\_Staff Report.pdf

3.2.2. 22-0068 – Supporting Documents

Documents:

22-0068\_Application\_Trotwood Revised PUD Master Plan.pdf  
22-0068\_Master Plan\_Trotwood Revised PUD Master  
Plan.pdf  
22-0068\_Elevations Fredericksburg\_Trotwood Revised PUD  
Master Plan.pdf  
22-0068\_Evevations Fernvale\_Trotwood Revised PUD Master  
Plan.pdf  
22-0068\_rev 4-18-22 McNeely Final Master PUD Plan Regent  
Trotwood-PUD MASTER PLAN.pdf  
22-0068\_TR Fred-Fern Prelim 4-14-22.pdf  
22-0068\_Technical Comments.pdf  
22-0068\_Comment Response Tech Review 2022-04-14.pdf  
22-0068\_zonemap\_0420.jpg

3.2.3. 22-0068 - Additional Documents Provided After Study Session

Documents:

22-0068\_REGENT TROTWOOD PUD MASTER  
PLAN\_050622.pdf  
22-0068\_TR Pearl TrotWood Duplex\_050622.pdf

- 3.3. 22-0075 – Foster Lane – Annexation And Rezoning  
Request from Adam Crunk for annexation with Plan of Services of approximately  
87 acres being [Tax Map 112 Parcel 17](#) with rezoning to R-10 Low Density  
Residential.

3.3.1. 22-0075 – Current Submittal And Staff Report

Documents:

22-0075\_Concept Plan\_04182022.pdf  
22-0075\_Staff Report.pdf

### 3.3.2. 22-0075 – Supporting Documents

#### Documents:

22-0075\_Application\_Foster Lane Annex Rezoning.pdf  
22-0075\_Legal Description\_Foster Lane Annex Rezoning.pdf  
22-0075\_Owner Permission Form\_Foster Lane Annex  
Rezoning.pdf  
22-0075\_Concept Plan\_Foster Lane Annex Rezoning.pdf  
22-075\_Technical Comments.pdf  
2022-04-18 Comment Response.pdf  
22-0075 Fire POS.pdf  
22-0075\_zonemap\_0420.jpg  
22-0075\_compmmap\_0420.jpg

### 3.4. 22-0076 – Fieldstone Farms Section 5 – Preliminary Plat

Request from Chapdelaine and Associates for approval of a Preliminary Plat for Fieldstone Farms Section 5 located at [Tax Map 88 Parcel 70.01](#).

#### 3.4.1. 22-0076 – Current Submittal And Staff Report

##### Documents:

22-0076\_Preliminary Plat\_04182022.pdf  
21-0276\_Staff Report.pdf

#### 3.4.2. 22-0076 – Supporting Documents

##### Documents:

22-0076\_Application\_Fieldstone Farms Sec 5 Preliminary  
Plat.pdf  
22-0076\_Preliminary Plat\_Fieldstone Farms Sec 5  
Preliminary Plat.pdf  
22-0076\_Technical Comments.pdf  
22-0076\_Response to Technical Comments.pdf  
22-0076\_FIELDSTONE FARMS SECTION 5 Fire Flow 1.pdf  
22-0076\_FIELDSTONE FARMS SECTION 5 Fire FLOW 2.pdf  
22-0076\_zonemap\_0420.jpg

### 3.5. 22-0077 – Rock Spring Road – Annexation And Rezoning

## **THE APPLICANT HAS REQUESTED TO DEFER THIS ITEM**

Request from Scotty Bernick for annexation with Plan of Services of approximately 106 acres being [Tax Map 92 Parcels 11.01 and 11.02](#) with rezoning to RS-10 Single Family Low Density Residential.

#### 3.5.1. 22-0077 – Current Submittal And Staff Report

##### Documents:

22-0077\_Concept Plan\_04182022.pdf  
22-0077\_Staff Report.pdf

#### 3.5.2. 22-0077 – Supporting Documents

Documents:

22-0077\_Application\_Rock Springs Road II Annex and Rezone.pdf  
22-0077\_Legal Description Parcel 11.01\_\_Rock Springs Road II Annex and Rezone.pdf  
22-0077\_Legal Description Parcel 11.02\_Rock Springs Road II Annex and Rezone.pdf  
22-0077\_Concept Plan\_Rock Springs Road II Annex and Rezone.pdf  
22-0077\_Technical Comments.pdf  
22-0077\_Response to Technical Comments.pdf  
22-0077\_2022.04.18 - Rock Springs II Application COMPLETE.pdf  
22-0077\_Annexation Request - Connelly Property.pdf  
22-0077\_Annexation Request - Blair Property.pdf  
22-0077\_Fire POS.pdf  
22-0077\_compmap\_0420.jpg  
22-0077\_zonemap\_0420.jpg

- 3.6. 22-0078 – Big Bear Bluffs – Comprehensive Plan Amendment, Annexation And Rezoning With Preliminary PUD Master Plan  
Request from Greg Gamble, for:

- Comprehensive Plan Amendment to change the future land use designation from Suburban Neighborhood to Suburban Corridor for 68.5 acres;
- Annexation of approximately 413 acres; and
- Rezoning with approval of a mixed-use Preliminary PUD Master Plan for:
  - 76.35 acres RM1-PUD with limited commercial/office uses; and
  - 343.43 acres R-6-PUD,

being [Tax Map 90 Parcels 16 and 12.01](#).

3.6.1. 22-0078 – Current Submittal And Staff Report

Documents:

22-0078\_Preliminary PUD Pattern Book\_04182022.pdf  
22-0078\_Preliminary PUD Master Plan\_04182022.pdf  
22-0078\_Staff Report.pdf

3.6.2. 22-0078 – Supporting Documents

Documents:

22-0078\_Application\_Big Bear Bluffs CA Annex PUD.pdf  
22-0078\_Legal Description\_Big Bear Bluffs CA Annex PUD.pdf  
22-0078\_Owner Permission\_Big Bear Bluffs CA Annex

PUD.pdf  
22-0078\_Prelim PUD Master Plan\_Big Bear Bluffs CA Annex  
PUD.pdf  
22-0078\_Pattern Book\_Big Bear Bluffs CA Annex PUD.pdf  
22-0078 Technical Comments revised.pdf  
22-0078\_Response to Technical Comments.pdf  
22-0078\_TIS Developer Concurrence Letter\_04182022.pdf  
22-0078\_Aerial of Traffic improvements\_04182022.pdf  
22-0078 Plan of Service.pdf  
22-0078\_compmap\_0420.jpg  
22-0078\_zonemapatIronBridge\_0420.jpg  
22-0078\_zonemap\_0420.jpg  
22-0078\_zonemapatBearCrk\_0420.jpg  
WastewaterEmail\_05112022.pdf

### 3.6.3. 22-0078 - Additional Documents Provided After Study Session

#### Documents:

22-0078\_Columbia Bluffs Submittal Letter\_050622.pdf  
22-0078\_Revised Pattern Book\_050622.pdf  
22-0078\_Columbia Bluffs Technical PMDP  
Drawings\_Revised5.6.2022\_(FileSizeReduced).pdf  
22-0078\_Concurrence Letter Revised Timeline\_050622.pdf

### 3.6.4. Public Comments Received

#### Documents:

FosterLetter.pdf  
Petition\_Comments.pdf  
Petition\_Signatures.pdf  
V\_WoodsLetter.pdf

4. Other Business

5. Adjourn

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Anyone requesting accommodations due to disabilities should contact the City's ADA Coordinator at 931-560-1570 prior to the meeting.

The [2022 Meeting Schedule](#) can be found on the [City of Columbia Municipal Planning Commission webpage](#).

The City's Comprehensive Plan, [Connect Columbia](#) can be found on the [Planning & Zoning webpage](#). For other questions, please contact the Department of Development Services at 931-560-1560.