



AGENDA

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:

I. Organization

1. Call to Order
2. Roll Call
3. Welcome of Visitors/Rules of Conduct
4. Acknowledgement of Official Communications of The Columbia City Council on Annexation and Zoning.
5. Approval of Minutes

Documents:

[cmpe_20220413 Minutes Draft.pdf](#)

6. Review of Bonds and Letters Of Credit

Documents:

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

II. Consent Agenda

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](#)

22-0074 – Current Submittal And Staff Report

Documents:

[22-0074_Final Plat_Revised_04182022.pdf](#)
[22-0074_Staff Report.pdf](#)

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. 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](#).

22-0070 - Current Submittal and Staff Report

Documents:

[22-0070_Final Plat_04182022.pdf](#)
[22-0070_Staff Report.pdf](#)

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](#)

III. Discussion

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.

22-0065-Current Submittal and Staff Report

Documents:

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

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

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](#).

22-0068 – Current Submittal And Staff Report

Documents:

22-0068_Revised PUD Master Plan_04182022.pdf
22-0068_Staff Report.pdf

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

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. 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.

22-0075 – Current Submittal And Staff Report

Documents:

22-0075_Concept Plan_04182022.pdf
22-0075_Staff Report.pdf

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

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](#).

22-0076 – Current Submittal And Staff Report

Documents:

22-0076_Preliminary Plat_04182022.pdf
21-0276_Staff Report.pdf

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

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.

22-0077 – Current Submittal And Staff Report

Documents:

22-0077_Concept Plan_04182022.pdf
22-0077_Staff Report.pdf

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

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](#).

IV. Other Business

V. Adjourn

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.

