



AGENDA

The Columbia Municipal Planning Commission will hold two voting sessions in July 2022; there will be no study session. The second Voting Session will be held on Wednesday July 13, 2022 at 4:00 P.M., Council Chambers in the basement of City Hall, 700 N. Garden Street. The Planning Commission will 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:

[cmpc_20220608 Minutes Draft.docx](#)

6. Review of Bonds and Letters of Credit

Documents:

[July_2022_LOCs.pdf](#)

II. Consent

1. 22-0123 - Polk Place Phase 3 - Final Plat
Request from John Franks for final plat approval of POLK PLACE Phase 3 consisting of 62 lots.

22-0123 - Current Submittal and Staff Report

Documents:

[22-0123_Staff Report Polk Place Phase 3 Final.pdf](#)
[22-0123_plat_0621.pdf](#)

22-0123 - Supporting Documents

Documents:

[22-0123_app_0516.pdf](#)
[22-0123_mtce agreement_0516.pdf](#)
[22-0123_final plat_0516.pdf](#)
[22-0123 Technical Comments.pdf](#)
[22-0123_response to tech comments_0621.pdf](#)
[22-0123_fireflow_0621.pdf](#)
[22-0123_mtce agreement_0516.pdf](#)
[22-0123_zonemap_0614.jpg](#)

2. 22-0136 - Homestead At Carter's Station Section 5 Phase 2B - Final Plat
Request from T-Square Engineering for final plat approval of Homestead at Carter's Station 5.2B consisting of 38 lots off [CHAPLINS TRACE](#).

22-0136 - Current Submittal and Staff Report

Documents:

[22-0136_Staff Report Homestead_Carters Station Final Plat 5.2.B.pdf](#)
[22-0136_plat_0621.pdf](#)

22-0136 - Supporting Documents

Documents:

[22-0136_app_0516.pdf](#)
[22-0136_stormwater agreement_0516.pdf](#)
[22-0136_fnal plat_0516.pdf](#)
[22-0136 Technical Comments.pdf](#)
[22-0136_Comment Response_0621.pdf](#)
[22-0136_Developers Agreement_0621.pdf](#)
[22-0136_fireflow_0621.pdf](#)
[22-0136_zonemap_0614.jpg](#)

3. 22-0129 - 1001 South Main Street - Final Plat
Request from Joseph Ahler for final plat approval at [1001 SOUTH MAIN STREET](#) consisting of three lots at 1001 and 1003 South Main Street and 106 East Ninth Street.

22-0129 - Current Submittal and Staff Report

Documents:

[22-0129_Staff Report 1001 S Main Final Plat.pdf](#)
[22-0129_plat_0621.pdf](#)

22-0129 - Supporting Documents

Documents:

[22-0129_app_0516.pdf](#)
[22-0129_106 E 9th Deed_0516.pdf](#)
[22-0129_1001-1003 S Main deed_0516.pdf](#)
[22-0129_final plat_0516.pdf](#)
[22-0129 Technical Comments.pdf](#)
[22-0129_Response to Technical Comments_0621.pdf](#)

[22-0129_zonemap_0614.jpg](#)

4. 22-0106 - 2504-2524 Nashville Highway - McClure Farms Final Planned Unit Development Master Plan

THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

Request from Clint Camp for final PUD Master plan approval of McClure Farms consisting of 431 units at [2504](#) and [2524](#) Nashville Highway.

22-0106 - Current Submittal and Staff Report

Documents:

[22-0106_Staff Report_McClureFarmsFinal_PUD.pdf](#)
[22-0106_PUD set_0621.pdf](#)

22-0106– Supporting Documents

Documents:

[22-0106_Application_0418.pdf](#)
[22-0106_FinalPUDMasterPlan_0418.pdf](#)
[22-0106_app2_0621.pdf](#)
[22-0106_Commitment Letter_0621.pdf](#)
[22-0106_Covenants Conditions and Restrictions_0621.pdf](#)
[22-0106_Owner Authorization Letter_0621.pdf](#)
[22-0106_Recommendations Letter_0621.pdf](#)
[22-0106_TIS_0621.pdf](#)
[22-0106_app_0621.pdf](#)
[22-0106_Water Availability Letter_0621.pdf](#)
[22-0106_Technical Comments.pdf](#)
[22-0106_Reponses to Tech Review Comments_0621.pdf](#)
[22-0106_zonemap_0614.jpg](#)

5. 22-0148 - The Preserve At Drumwright - Final PUD Master Plan

Request from McNeely Civil Engineering for final PUD master plan approval of The Preserve at Drumwright subdivision located at **TAX MAP 51 PARCELS 34 AND 34.01**

22-0148 - Current Submittal and Staff Report

Documents:

[22-0148_Staff Report_DrumwrightFinal_PUD.pdf](#)
[22-0148_Final Master PUD Plan_0621.pdf](#)

22-0148 - Supporting Documents

Documents:

[22-0148_Application_0523.pdf](#)
[22-0148_Preserve Final PUD_0523.pdf](#)
[22-0148_Technical Comments.pdf](#)
[22-0148_Response Letter-Final PUD Master Plan_0621.pdf](#)
[22-0148_Drumwright - Declaration and HPR \(DRAFT\) v1_0621.pdf](#)
[22-0148_zonemap_0614.jpg](#)

6. 22-0150 - Ridgeview Oaks (Formerly Kinloch Village) - Final PUD Master Plan

Request from SEC, Inc for final PUD master plan approval of Ridgeview Oaks, formerly

Kinloch Village, at [TAX MAP 74 PARCEL 42](#) off Tom Sharp Road.

22-0150 - Current Submittal and Staff Report

Documents:

[22-0150_Staff Report Final PUD Master Ridgeview Oaks.pdf](#)
[22-0150_MasterPlan 11-30-2020_06212022.pdf](#)

22-0150 - Supporting Documents

Documents:

[22-0150_app_0516.pdf](#)
[22-0150 Technical Comments.pdf](#)
[22-0150_Tom Sharp Elevation Boards_06212022.pdf](#)
[22-0150_Fire FLOW_06212022.pdf](#)
[22-0150_zonemap_0614.jpg](#)

III. Discussion Items - Group One - 4:00 pm

1. 22-0069 - 6150 Trotwood Avenue (at Old Zion) - Annexation, Plan Of Services, Comprehensive Plan Amendment, Rezoning, Preliminary PUD Master Plan Request from Andrew Ethridge for:

- Comprehensive plan amendment to change the future land use designation from Suburban Neighborhood to Suburban Corridor for approximately 405.5 acres;
- Annexation of approximately 405.5 acres with a plan of services; and
- Rezoning with approval of a residential Preliminary PUD Master Plan for:
 - 338.2 acres RS-6 PUD; and
 - 77.5 acres RM-1 PUD,

being [TAX MAP 112 PARCELS 2.03, 9, 10.01, AND 10.07](#) off Trotwood Avenue.

22-0069 - Current Submittal and Staff Report

Documents:

[22-0069 Staff Report_Trotwood PUD.pdf](#)
[22-0069_Preliminary PUD Plan Site Sheets_0621.pdf](#)
[22-0069_PUD Plan Exhibit Sheets_0621.pdf](#)

22-0069 - Supporting Documents

Documents:

[Old Zion_Preliminary PUD Site Sheets_0520.pdf](#)
[22-0069_Preliminary PUD Exhibits_0520.pdf](#)
[22-0069n_Alta Survey Sheets_0520.pdf](#)
[22-0069_Application with all signatures_0502.pdf](#)
[22-0069_Submittal letter_0321.pdf](#)
[22-0069_TIS MOU_0318.pdf](#)
[22-0069_Traffic Impact Study_0321.pdf](#)
[22-0069_Sewer Availability_0321.pdf](#)
[22-0069_Water Availability_0321.pdf](#)

22-0069_Utility Plan_0404.pdf
22-0069_Regulatory Constraints Analysis - BDY.pdf
22-0069_Annexation permission RIDLEY - COLEMORE Parcel 2.03_0321.pdf
22-0069_Annexation permission DOUBAL Parcel 9_0317.pdf
22-0069_Annexation permission INGRAM Parcels 10.01 and 10.07_0316.pdf
22-0069_Legal Descriptions all _0321.pdf
22-0069_Preliminary PUD Master Plan_0401.pdf
Old Zion_Preliminary PUD Site Sheets_0520.pdf
22-0069_Preliminary PUD Exhibits_0520.pdf
22-0069n_Alta Survey Sheets_0520.pdf
22-0069 Public Works Technical Comments.pdf
22-0069_Application with all signatures_0502.pdf
22-0069_Legal Description AREA 2 _0405.pdf
22-0069-Legal Area 2_0405.pdf
AREA 2 Description - RM1 Base zone.pdf
22-0069_AREA 1 Description - RS6 Base zone.pdf
22-0069_Legal Area 1_0405.pdf
22-0069_Legal Description AREA 1_0405.pdf
22-0069_Legal Area 3_0405.pdf
22-0069_Legal Description AREA 3_0405.pdf
AREA 3 Description - RM1 Base zone.pdf
22-0069 Technical Comments.pdf
22-0069_Tech ReviewRESPONSES_0621.pdf
22-0069_Parcel 2.03 North Portion_0621.pdf
22-0069_Parcel 2.03 South Portion_0621.pdf
22-0069_Parcel 9.0 Annexation_0621.pdf
22-0069_Parcel 10.01 Annexation_0621.pdf
22-0069_Parcel 10.07 Annexation_0621.pdf
22-0069_PUD Checklist_0621.pdf
22-0069_Traffic Impact Study_0621.pdf
22-0069_TIS Concurrence Letter_0621.pdf
22-0069_Water Availability_0621.pdf
22-0069_Regulatory Constraints Analysis_0621.pdf
22-0069_PUD Checklist_0621.pdf
22-0069_compmap_0614.jpg
22-0069_zonemap_0614.jpg

22-0069 - Comments Recieved

Documents:

[Highway Scanner_20220624_074830.pdf](#)

2. 22-0105 - 1887 Nashville Highway - Annexation, Plan Of Services, Zoning And Master Planned Unit Development

Request from Denton Floyd Real Estate for annexation with a plan of services and rezoning to a high density under a residential preliminary PUD master plan consisting of 308 units for a portion of property at 1887 NASHVILLE HIGHWAY, being a 38 acre portion of the property.

22-0105 - Current Submittal and Staff Report

Documents:

22-0105 Staff Report_1887 PUD.pdf
22-0105_DF Columbia Multi PMP_v3_0621.pdf
22-0105_Garden Style Elevations-Sheet - A201 - BUILDING TYPE A - Material Mix Rutherford Farms_0621.pdf

22-0105_DisturbedArea_2 Exhibit_0621.pdf

22-0105 - Supporting Documents

Documents:

22-0105_Application_0418.pdf
22-0105_PUDMasterPlan_0418.pdf
22-0105_Traffic Improvement Study_0418.pdf
22-0105_Clubhouse illustration_0418.pdf
20220105_Clubhouse Pool illustration_0418.pdf
22-0105_Legal description_0418.pdf
22-0105_boundary survey_0418.pdf
22-0105_TIS Memo_0418.pdf
22-0105_Elevation A_0418.pdf
22-0105_Elevation B_0418.pdf
22-0105_Annexation Permission Form_0418.pdf
22-0105_Clubhouse illustration_0418.jpg
22-0105_app_0520.pdf
20210279_Application_PC_COMPLETE.pdf
22-0105_TIS Final_0520.pdf
22-0105_annex permission_0520.pdf
22-0105_final survey_0520.pdf
22-0105_legal_0520.pdf
22-0105_PUD Plans_0520.pdf
22-0105_Bldg A Elevations_0520.pdf
22-0105_Bldg B Elevations_0520.pdf
22-0105_illustrated elevation_0520.pdf
22-0105_clubhouse exhibit_0520.pdf
22-0105_Mailroom Exhibit_0520.pdf
22-0105_Compactor Exhibit_0520.pdf
22-0105_Existing Slopes Exhibit_0520.pdf
22-0105_MagnumStone Retaining Wall Spec_0520.pdf
22-0105_clubhouse with pool exhibit_0520.pdf
22-0105_Comment Response Letter_0520.pdf
22-0105_TIS Addendum Memo_0520.pdf
CPWS - DF Multifamily - Water Availability Letter - 052622.pdf
Hydrant Analysis Report - DF-Multifamily - 220518.pdf
22-0105_50 ft wall design_0621.pdf
22-0105_1887 Nashville Hwy TIS - FINAL_0621.pdf
22-0105_Bearing on 50 ft wall_0621.pdf
22-0105_CL property description_0621.pdf
22-0105_Technical Comments.pdf
22-0105__Comment Response Letter_0621.pdf
22-0105_Mailroom Exhibit_0621.pdf
22-0105_Material Mix Rutherford Farms_0621.pdf
22-019 1887 Nashville Hwy Columbia PRELIMINARY 6-21.pdf
22-
0105__LockettFarley_DentonFloyd_Clubhouse_MidAtlantic_Pool_0621.pdf
22-0105_Compactor Exhibit_0621.pdf
22-0105_DisturbedArea_2 Exhibit_0621.pdf
22-0105_MagnumStone Retaining Wall Spec_0621.pdf
22-
0105_LockettFarley_DentonFloyd_Clubhouse_MidAtlantic_Hero_0621.pdf
22-019 1887 Nashville Hwy Columbia PRELIMINARY 6-21.pdf
22-
0105__LockettFarley_DentonFloyd_Clubhouse_MidAtlantic_Pool_0621.pdf
22-0105_Mailroom Exhibit_0621.pdf
22-0105_compmap_0525.jpg
22-0105_zonemap_0525.jpg

3. 22-0125 - Hampshire Hills (Formerly Pacer Pointe) - Preliminary Plat
Request from Seth Howell for preliminary plat approval of [HAMPSHIRE HILLS](#) consisting of 41 lots off Avalon Drive.

22-0125 - Current Submittal and Staff Report

Documents:

[22-0125_Staff Report_PacerPointPrelimPlat.pdf](#)
[22-0125_prelim plat_0623.pdf](#)

22-0125 - Supporting Documents

Documents:

[22-0125_app_0516.pdf](#)
[22-0125_Preliminary Plat_0516.pdf](#)
[22-0125_Preliminary Plat_0516.pdf](#)
[22-0125 Technical Comments.pdf](#)
[22-0125_Tech ReviewResponseComments_0623.pdf](#)
[22-0125_zonemap_0705.jpg](#)

4. 22-0122 - The Preserve at Drumwright (Formerly Vaden-Conway PUD) - Preliminary Plat
Request from McNeely Civil Engineering for preliminary plat approval of The Preserve at Drumwright subdivision consisting of 111 lots off Nashville Highway located at [TAX MAP 51 PARCELS 34 AND 34.01](#).

22-0122 - Current Submittal and Staff Report

Documents:

[22-0122_Staff Report_DrumwrightPrelimPlat.pdf](#)
[22-0122_Preliminary Plat_0621.pdf](#)

22-0122 - Supporting Documents

Documents:

[22-0122_Application-0516.pdf](#)
[22-0122_Hydrant Analysis Report_0523.pdf](#)
[22-0122_Water Availability Letter_0523.pdf](#)
[22-0122_Fire Req with Plat_0523.pdf](#)
[22-0122_Preliminary Plat_0516.pdf](#)
[22-0122_Water Availability Letter_0523.pdf](#)
[22-0122_Technical Comments.pdf](#)
[22-0122_Prelim Plat Response to comments_0621.pdf](#)
[22-0122_zonemap_0614.jpg](#)

IV. 10-Minute Break

V. Discussion Items - Group Two - 5:00 pm

1. 22-0126 - Legacy At Highland Estates - Site Development Plan
Request from Civil Design Consultants, LLC for site plan approval of The Legacy at Highland Estates located off Willis Way and [PORTER CIRCLE](#).

22-0126 - Current Submittal and Staff Report

Documents:

22-0126_Staff Report Legacy at Highlands Site Plan.pdf
22-0126_RESUBMITTAL LEGACIES AT HIGHLAND
ESTATES_06212022.pdf

22-0126 - Supporting Documents

Documents:

22-0126_app_0516.pdf
22-0126_arch_0516.pdf
22-0126_dentention report_0516.pdf
22-0126_site plan_0516.pdf
22-0126 Technical Comments.pdf
22-0126_Response to Technical Comments_06212022.pdf
22-0126_ARCH-Layout1_06212022.pdf
22-0126_zonemap_0705.jpg

2. 22-0133 - Hampshire Pike Mixed Use - Multifamily Site Development Plan
Request from Kimley Horn for Hampshire Pike Mixed Use multifamily site development
plan approval of 360 units off HAMPSHIRE PIKE.

22-0133 - Current Submittal and Staff Report

Documents:

22-0133_Staff Report Hampshire Pike Multi-Family Site Plan.pdf
22-0133_2022-06-21 Development Plan Set_06212022.pdf

22-0133 - Supporting Documents

Documents:

22-0133_app_0516.pdf
22-0133_Plans and Elevations_0516.pdf
22-0133_Technical Comments.pdf
22-0133_MF Site Plan Tech Response Letter_06212022.pdf
22-0133_CPWS - Steadfast Hampshire Pike - Water Availability Letter
- 051322_06212022.pdf
22-0133_zonemap_705.jpg

3. 22-0131 - Hampshire Pike Mixed Use Development - Preliminary Plat
Request from Kimley-Horn for preliminary plat approval of HAMPSHIRE PIKE Mixed Use
development consisting of 18 lots.

22-0131 - Current Submittal and Staff Report

Documents:

22-0131_Staff Report_Hampshire Pike Preliminary Plat.pdf
22-0131_Hampshire Pike Prelim Plat_06212022.pdf

22-0131 - Supporting Documents

Documents:

22-0131_app_0516.pdf
22-0131_preliminary plat set_0516.pdf
22-0131_Technical Comments.pdf
22-0131_Prelim Plat Tech Response Letter_06212022.pdf

22-0131_Steadfast Hampshire Pike TIA_06212022.pdf
22-0131_zonemap_0630.jpg

4. 22-0135 - Greens Mill Steadfast PUD - Preliminary PUD Master Plan, Rezoning
**STAFF REQUESTS THAT THIS ITEM BE DEFERRED TO THE AUGUST MEETING
DUE TO ISSUES WITH NOTICE FOR THE ARCHITECTURAL DESIGN REVIEW TEAM**

Request from Kimley-Horn for rezoning with approval of a Preliminary PUD Master Plan from RS-40 (Low Density Residential) and GCS (General Commercial Services) to mixed use Planned Unit Development consisting of 362 residential units and retail space being TAX MAP 51 PARCELS 19, 20 AND 20.01 located at the intersection of Nashville Highway and Greens Mill Road.

22-0135 - Supporting Documents

Documents:

22-0135_app_0516.pdf
22-0135_Project Narrative_0516.pdf
22-0135_TIA and MOU_0516.pdf
22-0135_Utility Availability Letters_0516.pdf
22-0135_Prelim PUD Plan_0516.pdf
22-0135_Technical Comments.pdf
22-0135_Comment Response Letter_Greens Mill MF PUD_06212022.pdf
22-0135_TIS_Greens Mill MF PUD_06212022.pdf
22-0135_Application_Greens Mill MF PUD_06212022.pdf
22-0135_LANDSCAPE PLAN - TYPICAL BUILDING PLANTING DESIGN_0622.pdf
22-0135_Prelim PUD Plan - Greens Mill MF PUD_06212022.pdf
22-0135_Legal Description_Greens Mill MF PUD_06212022.pdf
22-0135_Project Narrative_Greens Mill MF PUD_06212022.pdf

5. 22-0107 - 2504 Nashville Highway - McClure Farms Phase 1 Preliminary Plat
THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

Request from Adam Bledsoe for approval of a Preliminary Plat for Phase 1 of McClure Farms consisting of 70 lots at 2504 NASHVILLE HIGHWAY.

22-0107 - Current Submittal and Staff Report

Documents:

22-0107_Staff Report_McClureFarmsPrelimPlat.pdf
22-0107_McClure Farms Preliminary Plat Phase 1_0621.pdf

22-0107 - Supporting Documents

Documents:

22-0107_Application_0418.pdf
22-0107_Preliminary Plat Phase 1_0418.pdf
22-0107_Technical Comments_05102022.pdf
22-0107_zonemap_0614.jpg

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.