



# AGENDA

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**The Columbia Planning Commission Development Review Committee will meet on Tuesday, December 13, 2022 at 10:00 A.M., in Conference Room A, basement level, City Hall, to consider the following:**

I. Items For Additional Review

1. 22-0263 - Wynnsong Valley PUD - PUD Revision

Request from Allison Baldwin for a planned unit development revision to what is now known as Wynnsong Valley PUD off Hospitality Drive.

22-0263 Resubmittal 11212022

Documents:

[22-0263\\_ LEGAL PARCEL 13.02 15.56AC\\_1121.PDF](#)  
[22-0263\\_ LEGAL PARCEL 13.07 0.55AC\\_1121.PDF](#)  
[22-0263\\_APPLICATION\\_1121.PDF](#)  
[22-0263\\_BOUNDARY SURVEY\\_1121.PDF](#)  
[22-0263\\_LEGAL PARCEL 13.02 1.12AC\\_1121.PDF](#)  
[22-0263\\_LEGAL PARCEL 13.07 0.93AC\\_1121.PDF](#)  
[22-0263\\_LIGHTING PLAN\\_1121.PDF](#)  
[22-0263\\_LOI\\_1121.PDF](#)  
[22-0263\\_OFFICE WAREHOUSE\\_1121.PDF](#)  
[22-0263\\_OWNER LOI\\_1121.PDF](#)  
[22-0263\\_PERMISSION 1\\_1121.PDF](#)  
[22-0263\\_PERMISSION 2\\_1121.PDF](#)  
[22-0263\\_PERMISSION 3\\_1121.PDF](#)  
[22-0263\\_PRELIMINARY PUD PLAN\\_1121.PDF](#)  
[22-0263\\_PUD CHECKLIST\\_1121.PDF](#)  
[22-0263\\_SELF-STORAGE ELEVATION\\_1121.PDF](#)  
[22-0263\\_TRAFFIC IMPACT STUDY\\_1121.PDF](#)  
[22-0263\\_TRAFFIC RECOMMENDATIONS LETTER\\_1121.PDF](#)  
[22-0263\\_WASTEWATER WILL SERVE LETTER\\_1121.PDF](#)  
[22-0263\\_WATER AVAILABILITY LETTER\\_1121.PDF](#)

22-0263 Initial Application - 08222022

Documents:

22-0263\_CONCEPT PLAN\_0822.PDF  
22-0263\_LETTER OF INTENT\_0822.PDF  
22-0263\_BOUNDARY SURVEY\_0822.PDF  
22-0263\_PROPERTY DESCRIPTION\_0822.PDF  
22-0263\_WASTEWATER LETTER\_0822.PDF  
22-0263\_WATER AVAILABILITY LETTER\_0822.PDF  
22-0263\_TRANSMITTAL LETTER\_0822.DOC  
22-0263\_APPLICATION\_0822.PDF

## II. New Items For Review

### 1. 22-0291 - Colter Place PUD - Master Plan Revision

Request from John Dewaal for a PUD master plan revision for Colter Place consisting of 144 lots off Baker Road at [TAX MAP 75 PARCEL 11](#).

#### Documents:

22-0291\_AERIAL PHOTO 2022.PDF  
22-0291\_UPDATED CHECKLIST\_1121.PDF  
APPLICATION AND PRELIMINARY PUD CHECKLIST.PDF  
BOUNDARY DESCRIPTION-CANTRELL.DOCX  
BOUNDARYSURVEYEXHIBITATCOLTERPLACE.PDF  
COLTER AVAILABILITY LETTERS-WATER-SEWER-POWER.PDF  
COLTER-ARCHITECTURAL RENDERINGS TYPICAL HOMES (2).PDF  
REVPUD.PDF  
REVTREE.PDF  
SUBMITTAL LETTER.PDF  
COLTER - DRAFT CCR.PDF

### 2. 22-0308 - Summit At Carter's Station Phase 1 - Final Plat

Request from Allison Baldwin for final plat approval with surety of Summit at Carter's Station Phase 1 consisting of 58 lots off [FREEHAND ROAD](#).

#### Documents:

22-0308\_APPLICATION.PDF  
22-0308\_SUMMIT AT CARTERS STATION PHASE 1 FINAL PLAT  
STORMWATER MAINT AGREEMENT AND LTMP.PDF  
22-0308\_SUMMIT AT CARTERS STATION HYDRANT ANALYSIS.PDF  
22-0308\_SUMMIT AT CARTERS STATION PHASE 1 DEVELOPMENT  
AGREEMENT.PDF  
22-0308\_SUMMIT AT CARTERS STATION PHASE 1 FINAL PLAT.PDF

### 3. 22-0312 - 400, 420 Bear Creek Pike - Annexation, Plan Of Services, Rezoning

Request from Greg Gamble for annexation with a plan of services and rezoning to CD-3 (Neighborhood Character District) for 366.41 acres at [400 AND 420 BEAR CREEK PIKE](#).

#### Documents:

22-0312\_LEGAL.DOCX  
22-0312\_SKETCH PLAN L1.0.PDF  
22-0312\_SKETCH PLAN L1.1.PDF  
CPWS - BIG BEAR BLUFF PHASE 2 - WATER AVAILABILITY LETTER -  
111822.PDF  
COVER LETTER.PDF

APPLICATION WITH PERMISSION FORM.PDF

4. 22-0313 - 2248 Nashville Highway - HF Final PUD Plan  
Request from Adam Crunk for final master plan approval of Honey Farm PUD for 3.05 acres off HONEY FARM WAY and Nashville Highway.

Documents:

2022-11-21 HONEY FARM STORPLACE .PDF  
HONEY FARM STORPLACE OWNERS STATEMENT.PDF  
HONEY FARM STORPLACE SEWER CAPACITY LETTER.PDF  
HONEY FARM STORPLACE SURVEY.PDF  
HONEY FARM STORPLACE VARIANCE REQUEST.PDF  
HONEY FARM STORPLACE WATER AVAILABILITY LETTER CPWS.PDF  
PUD FINAL SITE PLAN - SIGNED.PDF