



## AGENDA

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**The Columbia Municipal Planning Commission will hold a Study session November 2, 2022, at 4:00 P.M., and a Voting Session on Wednesday November 9, 2022, at 4:00 P.M. Both sessions will be held in 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:

[cmpe\\_20221012 Minutes Draft.docx](#)

6. Review of Letters of Credit

II. Consent

1. 22-0278 2520 Cayer Lane - Final Plat  
Request from WES Engineers & Surveyors for final plat approval of lot 8 in the Beechcroft Plaza PUD off [Cayer Lane](#).

22-0278 Staff Analysis 10312022

Documents:

[22-0278\\_DRC Comments\\_101122.pdf](#)

22-0278 Resubmittal 10172022

Documents:

[22-0278\\_final plat\\_1017.pdf](#)  
[22-0278\\_response to comments\\_1017.pdf](#)

22-0278 Initial Application 09192022

Documents:

[Beechcroft Plaza Lot 8 Final Plat.pdf](#)  
[22-0278\\_Warranty Deed.pdf](#)  
[22-0278\\_Application.pdf](#)

### III. Discussion

1. 22-0100 - Theta Pike & Columbia Rock Road - Theta Pike Estates Preliminary Plat

Request from Pentagon Reids LP for approval of Theta Pike Estates Preliminary Plat consisting of 208 single family lots at [Theta Pike and Columbia Rock Road](#).

**THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA**

22-0100 Staff Analysis

Documents:

[22-0100\\_Staff Report\\_Update Theta Pike Estates Preliminary.pdf](#)  
[22-0100\\_Technical Comments\\_07122022.pdf](#)

22-0100 Resubmittal 08222022

Documents:

[22-0100\\_KARST WITH DESIGN FEATURES\\_08042022.pdf](#)

22-0100 Resubmittal 07182022

Documents:

[22-0100\\_Theta Pike - Site Improvement Plans \(7-18-2022\).pdf](#)  
[22-0100\\_Response to Comments\\_0718.pdf](#)  
[22-0100\\_Technical Comments\\_07122022.pdf](#)  
[22-0100\\_Site Observation Letter 7.18.22.pdf](#)  
[22-0100\\_Water Availability Letter\\_0718.pdf](#)  
[22-0100\\_Water Availability Review Theta.pdf](#)

22-0100 Resubmittal 06212022

Documents:

[22-0100\\_Site Improvement Plans\\_0621.pdf](#)  
[22-0100\\_Landmark Responses to Tech Review Comments\\_0621.pdf](#)  
[22-0100\\_soil report\\_621.pdf](#)  
[22-0100\\_Theta Pike Estates - Pre, Post-Development Analysis\\_0621.pdf](#)

[22-0100\\_zonemap\\_0601.jpg](#)

22-0100 Resubmittal 05162022

Documents:

[22-0100 Preliminary Plat\\_05162022.pdf](#)  
[22-0100\\_Technical Comments\\_05102022.pdf](#)  
[22-0100\\_Site Observation Letter\\_05162022.pdf](#)  
[22-0100\\_zonemap\\_0601.jpg](#)

22-0100 Initial Application

Documents:

[22-0100\\_Preliminary Plat\\_0418.pdf](#)  
[22-0100\\_Illustrative Layout\\_0418.pdf](#)  
[22-0100\\_Geotechnical Report\\_0418.pdf](#)  
[22-0100\\_TIS MOU\\_0418.pdf](#)  
[22-0100\\_Traffic Impact Study\\_0418.pdf](#)  
[22-0100\\_ThetaPkEstates\\_app.pdf](#)

2. 22-0259 - 200 Oakwood Drive - Rezoning

Request from Greg Gamble for a comprehensive plan amendment from Suburban Corridor to Urban Neighborhood with rezoning of 200 Oakwood Drive from CD-3L (Neighborhood Large Lot Character District) to CD-4 (General Urban Character District).

**THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA**

22-0259 Staff Analysis

Documents:

[22-0259\\_DRC Comments.pdf](#)

22-0259 Resubmittal 09192022

Documents:

[22-0259\\_legal\\_0919.pdf](#)

22-0259 Initial Application - 08222022

Documents:

[22-0259\\_concept plan\\_0822.pdf](#)  
[22-0259\\_submittal letter\\_0822.pdf](#)  
[22-0259\\_Hydrant Analysis Report Location Map\\_0822.pdf](#)  
[22-0259\\_Hydrant Analysis Report\\_0822.pdf](#)  
[22-0259\\_compmap\\_0928.pdf](#)  
[22-0259\\_zonemap\\_0927.pdf](#)  
[22-0259\\_water availability letter\\_0822.pdf](#)  
[22-0259\\_Application\\_0822.pdf](#)

3. 22-0272 2500 Pulaski Highway - Access Management

Request from Gabby Marroquin for an Exception to Access Management concerning Lot 1 at [2500 Pulaski Highway](#).

**THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA**

22-0272 Initial Application

Documents:

[Letter to Planning Commission 0901.pdf](#)  
[2500 Pulaski - Appeals Plans Set 11x17 Not to Scale.pdf](#)  
[2500 Pulaski - Appeals Plans Set Letter Size Not to Scale.pdf](#)  
[Access Exception Request Application Signed.pdf](#)  
[22-0272\\_locationmap\\_0928.jpg](#)

4. 22-0219 1686 Lasea Rd., Marlon's Creek - Preliminary Plat  
Request from Jennifer Speich for preliminary plat approval of Marlon's Creek subdivision for 161 single family lots at [1686 Lasea Road](#).

22-0219 - Staff Analysis

Documents:

[22-0219\\_DRC Comments\\_10112022.pdf](#)

22-0219 Resubmittal 10172022

Documents:

[Marlons Creek Preliminary Plat.pdf](#)  
[Marlons Creek Preliminary Plat Exhibits.pdf](#)  
[22\\_0219 Marlons Creek Tech Review Comment Response 2.pdf](#)

22-0219 Resubmittal 09192022

Documents:

[22-0219\\_Preliminary Plat\\_0919.pdf](#)  
[22-0219\\_Comment Response\\_0919.pdf](#)  
[22-0219\\_Exhibits\\_0919.pdf](#)  
[22-0219\\_Application\\_0919.pdf](#)

22-0219 - Initial Application - 07182022

Documents:

[22-0219\\_app\\_0718.pdf](#)  
[21\\_0718 Marlons Creek PP Initial Submittal Cover Letter.pdf](#)  
[22-0219\\_submittal letter\\_0718.pdf](#)  
[22-0219\\_checklist\\_0718.pdf](#)  
[22-0219\\_Prelim Plat\\_0718.pdf](#)  
[21-0282 ALTA TOPO-ALTA 24x36 \(1 OF 2\).pdf](#)  
[21-0282 ALTA TOPO-ALTA 24x36 \(2 OF 2 \).pdf](#)

5. 22-0069 6150 Trotwood Avenue - Annexation, Plan of Services, Zoning, PUD Master Plan

Request from Andrew Eldridge for Annexation with a Plan of Services, Zoning to R-PUD (RS-6 base zoning), and Preliminary PUD Master Plan approval of Old Zion PUD consisting of 818 lots at [Tax Map 112 Parcels 2.03, 9, 10.01, and 10.07 off Trotwood Avenue](#).

22-0069 Staff Analysis

Documents:

[22-0069\\_DRC Comments\\_10112022.docx](#)

22-0069 Resubmittal 10172022

Documents:

[22-0069\\_response to comments\\_1017.pdf](#)  
[22-0069\\_revised app\\_1017.pdf](#)  
[22-0069\\_EXHIBIT SHEETS\\_1017.pdf](#)  
[22-0069\\_SITE SHEETS\\_1017.pdf](#)  
[22-0069\\_LOTS REPORT 2022\\_1017.pdf](#)  
[22-0069\\_Old Zion Rd Traffic Impact Study\\_1017.pdf](#)  
[22-0069\\_Regulatory Constraints Analysis\\_1017.pdf](#)

22-0069 Resubmittal 09192022

Documents:

[22-0069\\_2022.09.19 Old Zion Rd Traffic Impact Study.pdf](#)  
[2022.09.19\\_OLD ZION PUD\\_EXHIBIT SHEETS.pdf](#)  
[2022.09.19\\_OLD ZION PUD\\_LOT TABLE.pdf](#)  
[2022.09.19\\_OLD ZION PUD\\_SITE SHEETS.pdf](#)

22-0069 Resubmittal 07182022

Documents:

[22-0069\\_2022.07.27 - Preliminary PUD Plans - Exhibits.pdf](#)  
[22-0069\\_2022.07.27 - Preliminary PUD Plans - Site Sheets.pdf](#)

22-0069 Resubmittal 06212022

Documents:

[22-0069\\_Preliminary PUD Plan Site Sheets\\_0621.pdf](#)  
[22-0069\\_PUD Plan Exhibit Sheets\\_0621.pdf](#)  
[22-0069\\_Alta Survey Sheets\\_0621.pdf](#)  
[22-0069\\_Tech ReviewRESPONSES\\_0621.pdf](#)  
[22-0069\\_Regulatory Constraints Analysis\\_0621.pdf](#)  
[22-0069\\_TIS Concurrence Letter\\_0621.pdf](#)  
[22-0069\\_PUD Checklist\\_0621.pdf](#)

22-0069 Initial Application 03212022

Documents:

[22-0069\\_PreliminaryPUDMasterPlan\\_0321.pdf](#)  
[22-0069\\_Submittal letter\\_0321.pdf](#)

22-0069\_Sewer Availability\_0321.pdf  
22-0069\_Water Availability\_0321.pdf  
22-0069\_Utility Plan\_0321.pdf  
22-0069\_TIS MOU\_0318.pdf  
22-0069\_Legal Descriptions all \_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\_Annexation permission RIDLEY - COLEMORE  
Parcel 2.03\_0321.pdf  
22-0069\_application\_RIDLEY - COLEMORE  
signatures\_0320.pdf  
22-0069\_Application RIDLEY signature\_0320.pdf  
22-0069\_Application DOUBAL signatures\_0321.pdf

IV. Other Business

V. 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.