



AGENDA

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:

[cmpr_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

THE APPLICANT IS REQUESTING A DEFERRAL

22-0100 Staff Analysis

Documents:

[22-0100_Staff Report_Update Theta Pike Estates Preliminary.pdf](#)
[22-0100_Technical Comments_07122022.pdf](#)

22-0100 Resubmittal 10272022

Documents:

[22-0100_Theta Pike Report Terracon.pdf](#)

22-0100 Resubmittal 08222022

Documents:

[22-0100_KARST WITH DESIGN FEATURES_08042022.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_Staff Report_200 Oakwood Drive.pdf](#)
[22-0259_DRC Comments.pdf](#)

22-0259 Submittal at Study Session

Documents:

[22-0259_handout_1005.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](#)

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

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_Staff Report Marlons Creek Preliminary Plat.pdf
22-0219_DRC Comments_10112022.pdf

22-0219 Resubmittal After Study Session 11072022

Documents:

22-0219_Open Space Examples Exhibit_1107.pdf

22-0219 Resubmittal 10172022

Documents:

Marlons Creek Preliminary Plat.pdf
Marlons Creek Preliminary Plat Development Plan.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_Staff Report_Trotwood RS6 PUD.pdf](#)
[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

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.