



AGENDA

The Columbia Municipal Planning Commission will hold a Study session August 3, 2022 at 4:00 P.M., and a Voting Session on Wednesday August 10, 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_20220706 Minutes Draft.docx](#)
[cmpe_20220713 Minutes Draft.docx](#)

6. Review of Bonds and Letters of Credit

II. Consent

1. 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 with a letter of credit in the amount of \$149,000 and 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

2. 22-0177 - Quail Run Meadows Phase 2 - Final Plat

Request from T-Square Engineering for final plat approval of Quail Run Meadows Phase 2 with a letter of credit in the amount of \$183,000 and consisting of 34 lots off [Somersby Trail](#).

22-0177 - Current Submittal and Staff Report

Documents:

22-0177_Staff Report_Quail Run Ph2_Final Plat_8-2-22.pdf
22-0177_Final Plat_0718.pdf

22-0177 - Supporting Documents

Documents:

22-0177_app_0621.pdf
22-0177_Technical Comments (1)_0715.pdf
22-0177_Technical Comments.pdf
22-0177_Comment Response 20220718.docx
22-0177_Development Agreement_0718.pdf
22-0177_Hydrant Coverage Exhibit_0718.pdf
22-0177_Hydrant Flow Report_0718.pdf
22-0177_plat_0621.pdf

3. 22-0168 - MSC Apartments Columbia - Final Plat

Request from CSDG for a consolidation final plat approval of MSC Apartments - Columbia at [2741 Carters Creek Station Road](#).

22-0168 - Current Submittal and Staff Report

Documents:

22-0168_Staff Report_MSC Aprtments_Final Plat.pdf
22-0168_Resubmittal Letter.pdf
22-0168_PLAT_0715.pdf

22-0168 - Supporting Documents

Documents:

22-0168_Technical Comments.pdf

22-0168_app_0621.pdf
22-0168_submittal letter_0621.pdf
22-0168_plat_0621.pdf

4. 22-0162/22-0164 - 914 E. End Street - Preliminary & Final Plat
Request from WES Engineers & Surveyors for preliminary and final plat approval for [914 E. End Street](#) consisting of three lots.

22-0162/22-0164 - Current Submittal and Staff Report

Documents:

22-0162_0164_EastEnd_Plat_Staff Report.pdf
22-0162_EAST END FINAL PLAT 07-18-22.pdf
22-0162_EAST END PRELIMINARY PLAT 07-18-22.pdf

22-0162/22-0164 - Supporting Documents

Documents:

22-0162_Prelim Application_0608.pdf
22-0164_Final Application_0608.pdf
22-0162_Columbia Letter.pdf
22-0162_914 E END STREET FIRE FLOW LETTER.pdf
22-0162_Technical Comments.pdf
22-164_Technical Comments.pdf
22-0162_Warranty Deed R2832-950_0608.pdf
R2832-950.pdf
22-0162_Preliminary Plat_0608.pdf
22-0164_Final Plat_0608.pdf

5. 22-0167 - 1101 Nashville Highway - Extension of Right-of-Way, Preliminary Plat
Request from Mark Sawyer for preliminary plat approval with extension of right-of-way at [1101 Nashville Highway](#) consisting of one lot.

22-0167 - Current Submittal and Staff Report

Documents:

21-0167_PolkPlace_RoW_Extension_Preliminary
Plat_StaffReport.pdf
22-0167_1101 Nashville Hwy Preliminary Plat.pdf

22-0167 - Supporting Documents

Documents:

22-0167_app_0621.pdf
22-0167_Transmittal Sheet 1101 Nash Hwy LLC.pdf
22-0167_Technical Comments.pdf
22-0167_plat_0621.pdf

6. 22-0173 - Drumwright PUD Phases 2A-C and 3A-B - Preliminary Plat
Request from WES Engineers & Surveyors for preliminary plat approval of Drumwright PUD Phases 2A-C and 3A-B consisting of 126 lots off [Nashville Highway](#).

22-0173 - Current Submittal and Staff Report

Documents:

[22-0173_Staff Report Drumwright Phases 2-3.pdf](#)
[22-0173_Drumwright-Preliminary Plat.pdf](#)

22-0173 - Supporting Documents

Documents:

[22-0173_app_0621.pdf](#)
[22-0173_letter_0621.pdf](#)
[22-0173_Columbia Letter.pdf](#)
[22-0173_Technical Comments.pdf](#)
[22-0173_Drumwright PUD Phase 2 - 3 - 177 Units.pdf](#)
[22-0173_DRUMWRIGHT PHASE 2 AND 3 HYDRANT EXHIBIT.pdf](#)
[22-0173_Residential Local Street.pdf](#)
[22-0173_CPWS - Drumwright Phase 2-3 - Water Availability Letter - 071122.pdf](#)
[22-0173_prelim plat_0621.pdf](#)
[22-0173_216188_2021-08-16_Rutherford RS6_Master Plan.pdf](#)
[22-0173 22-0175 Drumwright map.jpg](#)

7. 22-0175 - Drumwright PUD Ph 2D Townhomes - Preliminary Plat
Request from WES Engineers & Surveyors for preliminary plat approval of [Drumwright](#) Townhomes Phase 2D consisting of 51 lots off Nashville Highway.

22-0175 - Current Submittal and Staff Report

Documents:

[22-0175 - Drumwright - Preliminary Plat Phase 2 TH.pdf](#)
[22-0175_Staff Report Drumwright PUD 2D_Preliminary.pdf](#)

22-0175 - Supporting Documents

Documents:

[22-0174_app_0621.pdf](#)
[22-0174_letter_0621.pdf](#)
[22-0175_comment response letter_0718.pdf](#)
[22-0175_Technical Comments.pdf](#)
[22-0174_prelim plat_0621.pdf](#)

8. 22-0181 - Bear Springs Phase 1A-C - Preliminary Plat
Request from Chris Mabery for preliminary plat approval of Bear Springs Phase 1A-C located off [Bear Creek Pike and Rock Springs Road](#) for 65 lots.

22-0181 - Current Submittal and Staff Report

Documents:

[22-0181_Bear Springs Ph 1 Preliminary Plat_07182022.pdf](#)

22-0181 - Supporting Documents

Documents:

22-0181_app_0621.pdf
22-0181_Ph 1 Prelim Plat 2022.06.21.pdf
22-0181_Richardson.CityofColumbia.response
letter_07182022.pdf
22-0181_Technical Comments.pdf
22-0181_Bear Springs Commitment Letter_07182022.pdf
22-0181_1449 Rock Springs Road-Bear Springs Fire Flow
Letter_07182022.pdf
22-0181_CPWS - Bear Springs - Water Availability Letter -
060722_07182022.pdf
22-0181_Deed RB 2797-1063.pdf
22-0181_zonemap.jpg

9. 22-0172 - Greens Mill Road - Annexation of Right-of-Way
Request from Colin Aufhammer for annexation of a +/- 300 ft. length portion of
right-of-way along [Greens Mill Road](#).

22-0172 - Current Submittal and Staff Report

Documents:

22-0172_Green Mills RoW Annex_8-2-22.pdf
22-0172_ANNEXATION EXHIBIT_0621.pdf

22-0172 - Supporting Documents

Documents:

22-0172_MCHD Response - Greens Mill Rd Sewer Exp.pdf
22-0172_Technical Comments.pdf
22-0172_Green Mills Legal Description_0621.pdf
22-0172_app_0621.pdf

III. Discussion Items

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 (CD-3 PUD); and
 - 77.5 acres RM-1 PUD (CD-4 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 Summary_of_Revisions_Trotwood PUD.pdf
22-0069 Staff Report_Trotwood PUD.pdf
22-0069_2022.07.27 - Preliminary PUD Plans - Site
Sheets.pdf
22-0069_2022.07.27 - Preliminary PUD Plans - Exhibits.pdf

22-0069 - Supporting Documents

Documents:

22-0069_Application with all signatures_0502.pdf
22-0069_Submittal letter_0321.pdf
Old Zion llc- Annexation-Rezone Letter.pdf
22-0069n_Alta Survey Sheets_0520.pdf
22-0069_PUD Checklist_0621.pdf
22-0069_Preliminary PUD Plan Site Sheets_0621.pdf
22-0069_PUD Plan Exhibit Sheets_0621.pdf
Old Zion_Preliminary PUD Site Sheets_0520.pdf
22-0069_Preliminary PUD Exhibits_0520.pdf
22-0069_Preliminary PUD Master Plan_0401.pdf
22-0069_TIS Concurrence Letter_0621.pdf
22-0069_Traffic Impact Study_0621.pdf
22-0069_Traffic Impact Study_0321.pdf
22-0069_TIS MOU_0318.pdf
22-0069_Regulatory Constraints Analysis - BDY.pdf
22-0069_CPWS Water Availability Letter_071122.pdf
22-0069_Water Availability_0321.pdf
22-0069_Sewer Availability_0321.pdf
22-0069_Utility Plan_0404.pdf
22-0069_Tech ReviewRESPONSES_0621.pdf
22-0069 Technical Comments.pdf
22-0069 Public Works Technical Comments.pdf
22-0069 POS 6150 Trotwood Avenue 07-13-2022.doc
22-0069 Fire POS.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_Parcel 10.07 Annexation_0621.pdf
22-0069_Parcel 10.01 Annexation_0621.pdf
22-0069_Parcel 9.0 Annexation_0621.pdf
22-0069_Legal Descriptions all _0321.pdf
22-0069_Legal Description AREA 2 _0405.pdf
22-0069-Legal Area 2_0405.pdf
AREA 2 Desription - 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_Parcel 2.03 North Portion_0621.pdf
22-0069_Parcel 2.03 South Portion_0621.pdf
22-0069_compmap_0614.jpg
22-0069_zonemap_0614.jpg

22-0069 - Comments Received

Documents:

Highway Scanner_20220624_074830.pdf

2. 22-0077 – Rock Spring Road – Comprehensive Plan Amendment, Annexation and Rezoning

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 (CD-3 Neighborhood Character District). The applicant also requests to amend Connect Columbia to remove the subject parcel from the Interstate Gateway Special District.

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 2022.04.18 - Rock Springs II Application COMPLETE.pdf
2022.03.21 - Rock Springs II Submittal Ltr.pdf
22-0077_Concept Plan_Rock Springs Road II Annex and Rezone.pdf
22-0077_MCHD Request for Annexation Letter_061322.pdf
22-0077 Response to Technical Comments.pdf
22-0077_Technical Comments.pdf
22-0077_Annexation Request - Connelly Property.pdf
22-0077_Annexation Request - Blair Property.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 POS Rock Springs Road.pdf
22-0077 Fire POS.pdf
22-0077_CPWS - Rock Springs Parcel 1102 - Water Availability Letter - 060722.pdf
21-0077_CPWS - Bear Springs - Water Availability Letter - 060722.pdf
22-0077_compmap_0420.jpg
22-0077_zonemap_0420.jpg

3. 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](#).

22-0100 – Current Submittal And Staff Report

Documents:

[22-0100_Staff Report_Update Theta Pike Estates Preliminary.pdf](#)
[22-0100 Staff Report Theta Pike Estate Preliminary.pdf](#)
[22-0100_Theta Pike - Site Improvement Plans \(7-18-2022\).pdf](#)

22-0100 - Supporting Documents

Documents:

[22-0100_application_0418.pdf](#)
[22-0100_Site Improvement Plans_0621.pdf](#)
[22-0100 Preliminary Plat_05162022.pdf](#)
[22-0100_Preliminary Plat_0418.pdf](#)
[22-0100_Illustrative Layout_0418.pdf](#)
[22-0100_Landmark Letter to City of Columbia -- Prelim Plat Re-Submittal \(7-18-2022\).pdf](#)
[22-0100_Technical Comments.pdf](#)
[22-0100_Technical Comments_05102022.pdf](#)
[22-0100_TIS MOU_0418.pdf](#)
[22-0100_Traffic Impact Study_0418.pdf](#)
[22-0100_Theta Pike Estates - Pre, Post-Development Analysis_0621.pdf](#)
[22-0100_Theta Pike - Site Improvement Plans \(7-18-2022\).pdf](#)
[22-0100_Geotechnical Report_0418.pdf](#)
[22-0100_soil report_621.pdf](#)
[22-0100_Site Observation Letter_05162022.pdf](#)
[22-0100_Minimum Pressure at Fireflow_0718.pdf](#)
[22-0100_Water Availability Review Theta.pdf](#)
[22-0100_Water Availability Letter_0718.pdf](#)

4. 22-0102 - 4015 Trotwood Avenue - Comprehensive Plan Amendment, Rezoning, Preliminary Planned Unit Development Master Plan

Request from Highland Corporation for approval of a Comprehensive Plan amendment and rezoning from RS-20 (single family low density residential) (CD-3L Neighborhood Large Lot Character District) to a Preliminary PUD Master Plan at Trotwood Avenue and Sunnyside Lane, being [Tax Map 112 Parcels 22-24](#).

22-0102 – Current Submittal And Staff Report

Documents:

[22-0102_Staff Report_Sunnyside.Trotwood PUD.pdf](#)
[21583 Fast Stop Markets 7-14-22-M-1 Master Development Plan.pdf](#)

22-0102 - Supporting Documents

Documents:

22-0102_application_0418.pdf
22-0102_Preliminary PUD Master Development Plan
Checklist_06212022.pdf
22-0102_Fast Stop Trotwood Master Development
Plan_06212022.pdf
22-0102_Master Development Plan_0418.pdf
22-0102_Fast Stop Markets - Sunnyside PUD Master
Resubmittal Transmittal_06212022.pdf
22-0102_Response to Technical Comments_06212022.pdf
22-0102_Technical Comments.pdf
22-0102_Trotwood Fast StopTIS_Review Memo.pdf
22-0102_TrafficImpactStudy_06212022.pdf
22-0102_Sunnyside_HD_Report_06212022.pdf
Sunnyside_HD_Grow_Maury .pdf
21583 - Fast Stop Markets - Sunnyside Architecture.pdf
22-0102_Architecture_0418.pdf
21583 - Fast Stop Markets - Sunnyside - Property
Descriptions REZONE.pdf
22-0102_Legal Description Tracts 1-3_0418.pdf
BK R1668 PG 524.pdf
22-0102_compmap_0614.jpg
22-0102_zonemap_0614.jpg

5. 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 - Items Submitted after Study Session

Documents:

22-0126_updated site plan_0803.pdf

22-0126 - Current Submittal and Staff Report

Documents:

22-0126_Staff Report Revised Legacy at Highland Estates.pdf
22-0126_Staff Report Legacy at Highlands Site Plan.pdf
22-0126_LEGACY AT HIGHLAND ESTATES 7-18-2022
RESUBMITTAL.pdf

22-0126 - Supporting Documents

Documents:

22-0126_app_0516.pdf
22-0126_Transmittal Letter 7-18-22.pdf
22-0126_RESUBMITTAL LEGACIES AT HIGHLAND
ESTATES_06212022.pdf
22-0126_site plan_0516.pdf
22-0126_ARCH-Layout1_06212022.pdf
22-0126_arch_0516.pdf
22-0126_Response to Technical Comments_06212022.pdf
22-0126 Technical Comments.pdf

[22-0126_dentention report_0516.pdf](#)
[22-0126_zonemap_0705.jpg](#)

6. 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](#).

THE APPLICANT HAS REQUESTED A DEFERRAL.

7. 22-0134 - CORE Spaces - Preliminary PUD Master Plan, Rezoning
Request from Kimley Horn for preliminary PUD master plan approval with
rezoning from RS-40 (Low Density)(CD-2 Rural Character District) to RM1-PUD
(High Density Planned Unit Development) (CD-4 PUD General Urban Character
District) for 342 units located at [1647 Old Highway 99](#).

THE APPLICANT HAS REQUESTED A DEFERRAL.

8. 22-0135 - Greens Mill Steadfast PUD - Preliminary PUD Master Plan, Rezoning
Request from Kimley-Horn for rezoning with approval of a Preliminary PUD
Master Plan from RS-40 (Low Density Residential) (CD-2 Rural Character
District) and GCS (General Commercial Services) (CD-4 General Urban
Character District) to a mixed use Planned Unit Development consisting of 223
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 - Items Submitted After Study Session

Documents:

[22-0135_PUD Plan revised_0810.pdf](#)
[22-0135_Staff Summary of Master Plan Revisions.pdf](#)

22-0135 - Current Submittal and Staff Report

Documents:

[22-0135_Staff Report_Greens Mill Steadfast_REVISED.pdf](#)
[22-0135_Prelim PUD Plan - Greens Mill MF
PUD_06212022.pdf](#)
[22-0135_Staff Report_Greens Mill Steadfast.pdf](#)

22-0135 - Supporting Documents

Documents:

[22-0135_app_0516.pdf](#)
[22-0135_PUD checklist_0516.pdf](#)
[22-0135_Project Narrative_Greens Mill MF
PUD_06212022.pdf](#)
[22-0135_Project Narrative_0516.pdf](#)
[22-0135_Prelim PUD Plan_0516.pdf](#)
[22-0135_LANDSCAPE PLAN - TYPICAL BUILDING](#)

PLANTING DESIGN_0622.pdf
22-0135_Utility Availability Letters_0516.pdf
22-0135_Comment Response Letter_Greens Mill MF
PUD_06212022.pdf
22-0135_Technical Comments.pdf
22-0135_TIA and MOU_0516.pdf
22-0135_TIS_Greens Mill MF PUD_06212022.pdf
22-0135_Legal Description_Greens Mill MF
PUD_06212022.pdf
22-0135_compmap_0614.jpg
22-0135_zonemap_0614.jpg

9. 22-0161 - Dabbs Subdivision - Preliminary Plat

Request from TKC Engineering and Architecture LLC for preliminary plat approval for alternative cluster development of Dabbs Subdivision at [Tax Map 93 Parcel 3 and Tax Map 72 Parcel 65](#) located off Bear Creek Pike and consisting of 428 lots.

22-0161 - Current Submittal and Staff Report

Documents:

22-0161_Staff Report RS-10 Cluster Preliminary.pdf
22-0161_Resubmittal_Plan_0803.pdf

22-0161 - Supporting Documents

Documents:

22-0161_Application_0621.pdf
22-0161_Submittal Letter_0621.pdf
22-0161_Project Letter_0161.pdf
22-0161_Checklist_0621.pdf
22-0161_Comment Responses_0621.pdf
22-0161_Technical Comments.pdf
22-0161_Fire Marshall Letter_0621.pdf
22-0161_Water Availability_0621.pdf
22-0161_WW Letter_0621.pdf
22-0161_Survey_0621.pdf
22-0161_zonemap.jpg
22-0161_Preliminary Plat_0621.pdf
22-0161_Resubmittal_Checklist.pdf
22-0161_Resubmittal_TIS Commitment Letter.pdf
22-0161_Resubmittal_Transmittal Letter.pdf
22-0161_Resubmittal_Water Availability 060922.pdf
22-0161_Resubmittal_Survey.pdf
22-0161_Resubmittal_Submittal Letter.pdf
22-0161_Resubmittal_Project Letter.pdf
22-0161_Resubmittal_Fire Marshall Letter.pdf
22-0161_Resubmittal_Application.pdf
22-0161_Resubmittal_WW Letter.pdf

10. 22-0169 - MSC Apartments Columbia - PUD Revision

Request from CSDG for MSC Apartments Columbia Planned Unit Development revision concerning amenities at [2741 Carters Creek Station Road](#).

22-0169 Current Submittal and Staff Report

Documents:

22-0169_Staff Report_MSC_PUD_Revision.pdf
22-0169_2022-07-18_MSC Apartments PUD Revision
Resubmittal Letter.pdf
22-0169_site layout c1.00_0621.pdf

22-0169 - Supporting Documents

Documents:

22-0169_app_0621.pdf
22-0169_submittal letter_0621.pdf
22-0169_Technical Comments.pdf
22-0169_site layout c1.00_0621.pdf
22-0169_20-032-01 - C1.00 - Overall Site Layout Plan-
C1.00.pdf
22-0169_zonemap_0727.jpg

11. 22-0170 - Columbia at I-65 Townhomes - Preliminary Plat
Request from Martin Engineering & Surveying for preliminary plat approval of
Columbia at I-65 located off [Harley Davidson Blvd](#) and consisting of 300 units.

22-0170 - Current Submittal and Staff Report

Documents:

Townhomes at Pumpkin Creek Preliminary Plat.pdf
22-0170_Staff Report Preliminary Plat Pumpkin Creek
Townhomes.pdf

22-0170 - Supporting Documents

Documents:

22-0170_app_0621.pdf
22-0170_Response to comments.pdf
22-0170_Technical Comments.pdf
22-0170_CPWS availability_0621.pdf
22-0170_FireFlow.pdf
22-0170_TIS Commitment Letter.pdf
I-65 Exit 46 Townhomes Preliminary Plat.pdf
22-0170_prelim plat_0621.pdf
22-0170_zonemap.jpg

12. 22-0171 - 1112 Tom J. Hitch Parkway - Comp Plan Amend, Annexation with Plan
of Services, Rezoning
Request from David Slocum for a comprehensive plan amendment from Special
Area 3 overlay and to Urban Corridor, annexation with a plan of services, and
rezoning of 319.51 acres to RS-6 (Single Family Medium High) (CD-3
Neighborhood Character District), RM-1 (High Density Residential) (CD-4
General Urban Character District) and GCS (General Commercial Service)(CD-
4C General Urban Corridor Character District) at [Tom J. Hitch Parkway and Iron
Bridge Road](#) known as RiverBend, being portions of Tax Map 90 Parcel 30 and
Tax Map 99 Parcel 11: 148.41 acres to RS-6 (CD-3); 94.98 acres to RM-1(CD-

4); and, 76.12 acres to GCS(CD-4C).

22-0171 - Current Submittal and Staff Report

Documents:

[22-0171_Staff Report_TomJHitch_AN.ZN.pdf](#)
[22-0171_Annexation and Rezoning Map_0621.pdf](#)

22-0171 - Supporting Documents

Documents:

[22-0171_Tom Hitch New Zones map_0810.pdf](#)
[22-0171_app_0621.pdf](#)
[2-0171_Transmittal Letter_0621.docx](#)
[22-0171 POS 1112 Tom J Hitch Parkway Draft.doc](#)
[22-0171_Tech Review response 2022-07-15.docx](#)
[22-0171 Technical Meeting Comments.pdf](#)
[22-0171_RiverBendComprehensive Plan Compliance.docx](#)
[22-0171_RiverBendComprehensive Plan Compliance_0621.docx](#)
[22-0171_7-18-22 Comp Plan Amendment.pdf](#)
[22-0171_Lewis-Parks Annexation Permission Form_0621.pdf](#)
[22-0171_Parks Annexation Authorization Signed_0621.pdf](#)
[22-0171_RiverBend Legal Descriptions_0621.docx](#)
[22-0171_RiverBend Elevations 3_0621.pdf](#)
[2-0171_RiverBend Elevations 2_0621.pdf](#)
[22-0171_RiverBend Elevations_0621.pdf](#)
[22-0171_compmap_0705.jpg](#)
[22-0171_zonemap_0705.jpg](#)

13. 22-0180 - Fieldstone Farms Section 5 Phase 1 - Preliminary, Final Plat
Request from Chapdelaine & Associates for preliminary and final plat approval of
Fieldstone Farms Section 5 Phase 1 off of [Golden Place](#) consisting of four lots.

THE APPLICANT HAS REQUESTED A DEFERRAL.

IV. Other Business

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.