



AGENDA

The Columbia Planning Commission Technical Committee will meet on Tuesday, June 7, 2022 at 10:00 A.M., in Conference Room A, basement level, City Hall, to consider the following:

1. Second Technical Review

1.I. 22-0069 - 6150 Trotwood Avenue - Annexation, Plan Of Services, Comprehensive Plan Amendment, Rezoning, Preliminary PUD Master Plan

Request from Andrew Eldridge for annexation with a plan of services including a comprehensive plan amendment to suburban corridor and rezoning to a residential preliminary PUD master plan with RS-6 (medium high) and RM-1 (high) districts for properties at [TAX MAP 112 PARCELS 2.03, 9, 10.01, AND 10.07](#) off Trotwood Avenue.

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_UTILILITY 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](#)

1.II. 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.

Documents:

[22-0105_COMMENT RESPONSE LETTER_0520.PDF](#)
[22-0105_PUD PLANS_0520.PDF](#)
[22-0105_FINAL SURVEY_0520.PDF](#)
[22-0105_BLDG A ELEVATIONS_0520.PDF](#)
[22-0105_BLDG B ELEVATIONS_0520.PDF](#)
[22-0105_ILLUSTRATED ELEVATION_0520.JPG](#)
[22-0105_CLUBHOUSE EXHIBIT_0520.JPG](#)
[22-0105_CLUBHOUSE WITH POOL EXHIBIT_0520.JPG](#)
[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_TIS ADDENDUM MEMO_0520.PDF](#)
[22-0105_TIS FINAL_0520.PDF](#)
[22-0105_APP_0520.PDF](#)
[22-0105_ANNEX PERMISSION_0520.PDF](#)
[22-0105_LEGAL_0520.PDF](#)

2. New Items For Review

2.I. 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.

Documents:

[22-0123_APP_0516.PDF](#)
[22-0123_MTCE AGREEMENT_0516.PDF](#)
[22-0123_FINAL PLAT_0516.PDF](#)

2.II. 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](#).

Documents:

[22-0136_APP_0516.PDF](#)
[22-0136_STORMWATER AGREEMENT_0516.PDF](#)
[22-0136_FINAL PLAT_0516.PDF](#)

2.III. 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.

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](#)

- 2.IV. 22-0149 - Bullock Street Townhomes - Final PUD Master Plan
Request from Steve DeSoto for final PUD master plan approval of Bullock Street Townhomes consisting of 16 units off BULLOCK STREET.

Documents:

[22-0149_APP_0516.PDF](#)
[22-0149_ELEVATIONS_0516.PDF](#)
[22-0149_PUD-PLAT_0516.PDF](#)

- 2.V. 22-0127 - Bullock Street Townhomes - Preliminary Plat
Request from Steve DeSoto for preliminary plat approval of Bullock Street Townhomes consisting of 16 units off BULLOCK STREET.

Documents:

[22-0127_APP_0516.PDF](#)
[22-0127_PUD-PLAT_0516.PDF](#)

- 2.VI. 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.

Documents:

[22-0125_APP_0516.PDF](#)
[22-0125_PRELIMINARY PLAT_0516.PDF](#)

- 2.VII. 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.

- 2.VIII. 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 at TAX MAP 51 PARCELS 34 AND 34.01.

Documents:

[22-0122_APPLICATION-0516.PDF](#)
[22-0122_PRELIMINARY PLAT_0516.PDF](#)

- 2.IX. 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.

Documents:

[22-0126_APP_0516.PDF](#)
[22-0126_ARCH_0516.PDF](#)
[22-0126_DENTENTION REPORT_0516.PDF](#)
[22-0126_SITE PLAN_0516.PDF](#)

- 2.X. 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.

Documents:

[22-0150_APP_0516.PDF](#)

- 2.XI. 22-0130 - Ridgeview Oaks Phase 1 (Formerly Kinloch Village) - Final Plat
Request from SEC, Inc. for final plat approval of [RIDGEVIEW OAKS](#) Phase 1
consisting of 49 lots off Tom Sharp Road.

Documents:

[22-0130_APP_0516.PDF](#)
[22-0130_PHASE1 FINAL PLAT_0516.PDF](#)

- 2.XII. 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) to RM1-PUD (High Density Planned Unit Development) for
342 units located at [1647 OLD HIGHWAY 99](#).

Documents:

[22-0134_APP_0516.PDF](#)
[22-0134_PROJECT NARRATIVE_0516.PDF](#)
[22-0134_PUD CHECKLIST_0516.PDF](#)
[22-0134_SERVICE LETTERS_0516.PDF](#)
[22-0134_TIS AND MOU_0516.PDF](#)
[22-0134_PLAN SHEETS_0516.PDF](#)

- 2.XIII. 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.

Documents:

[22-0131_APP_0516.PDF](#)
[22-0131_PRELIMINARY PLAT SET_0516.PDF](#)

- 2.XIV. 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](#).

Documents:

[22-0133_APP_0516.PDF](#)

[22-0133_PLANS AND ELEVATIONS_0516.PDF](#)

- 2.XV. 22-0135 - Greens Mill Steadfast PUD - Preliminary PUD Master Plan, Rezoning Request from Kimley Horn for Steadfast Preliminary PUD Master Plan approval and rezoning from RS-40 (Low Density) and GCS (Commercial) to RM1-PUD (High Density Residential Planned Unit Development) at [TAX MAP 51 PARCELS 19, 20 AND 20.01](#) consisting of 362 units and retail space off Nashville Highway and Greens Mill Road.

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](#)