



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:

I. Second Technical Review

1. 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](#)

2. 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](#)

II. New Items For Review

1. 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. 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](#)

3. 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](#)

4. 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](#)

5. 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](#)

6. 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](#)

7. 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](#).
8. 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](#)

9. 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](#)

10. 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](#)

11. 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](#)

12. 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](#)

13. 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](#)

14. 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](#)

15. 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](#)