



AGENDA

The Columbia Planning Commission Development Review Committee will meet on Tuesday, December 13, 2022 at 10:00 AM in Conference Room A, basement level, City Hall,, to consider the following:

I. Items For Review

1. 22-0291 Request from John Dewaal for a PUD Master Plan revision for Colter Place consisting of 144 lots off Baker Road at [Tax Map 75 Parcel 11.17](#).

Documents:

1. PUD Plan
 2. Architectural Renderings Typical Homes
 3. PUD Grading
 4. Boundary Description
 5. Boundary Survey
 6. Colter - Draft CCR
 7. Availability Letters-Water-Sewer-Power
 8. Tree Survey and Landscape Plan
 9. Aerial Photo 2022
 10. Submittal Letter
 11. Updated Checklist
 12. Application and Preliminary PUD Checklist
2. 22-0263 Request from Allison Baldwin to revise the Hospitality Lane CEG-PUD Master Plan to what is now known as Wynnsong Valley PUD located off [Hospitality Lane and Nashville Highway](#) at Tax Map 42 Parcels 13, 13.07, 13.08, and 13.09.

Documents:

1. Preliminary PUD Plan
 2. DRC v1
 3. Checklist
 4. Survey
 5. Lighting Plan
 6. Office Warehouse Elevations
 7. Self-Storage Elevation
 8. Permission 1 Owner Parcel 13.09
 9. Permission 2 - Proposed Owner
 10. Permission 3 Owner Parcel 13 and 13.07
 11. Traffic Impact Study
 12. Traffic Recommendations Letter
 13. Letter of Intent - Applicant
 14. Letter of Intent - Proposed Owner
 15. Wastewater Will Serve Letter
 16. Water Availability Letter
 17. Legal Parcel 13.07 .55ac
 18. Legal Parcel 13.07 0.93ac
 19. Application v2
 20. Application v1
 21. Plan v1
3. 22-0308 Request from Allison Baldwin for final plat approval with surety of Summit at Carter's Station Phase 1 consisting of 58 lots off [Freehand Lane](#).

Documents:

1. Final Plat
 2. Stormwater Maintenance Agreement and LTMP
 3. Hydrant Analysis
 4. Development Agreement
 5. Application
4. 22-0312 Request from Greg Gamble for Annexation with a Plan of Services and rezoning to CD-3 (Neighborhood Character District) for 366.41 acres at [400 and 420 Bear Creek Pike](#).

Documents:

1. Sketch Plan L1.0
2. Sketch Plan L1.1

3. Legal Description
 4. Water Availability Letter - Phase 2
 5. Cover Letter
 6. Application with Permission Form
5. 22-0313 Request from Adam Crunk for Final Master Plan approval of Honey Farm PUD for 3.05 acres off [Honey Farm Way and Nashville Highway](#).

Documents:

1. Site Plan
2. Survey
3. Sewer Capacity Letter
4. Water Availability Letter
5. Variance Request
6. Owners Statement
7. Application