



The Columbia Planning Commission Development Review Committee will meet on Tuesday, March 7, 2023 at 10:00 AM in Conference Room A, basement level, City Hall,, to consider the following:

I. Items For Review

1. 22-0069 - Request from Andrew Ethridge for annexation with a plan of services, rezoning and Preliminary PUD master plan approval of Old Zion PUD consisting of 765 lots at [6150 Trotwood Avenue](#).

Documents:

1. Application_Revised
 2. Cover Letter
 3. Preliminary PUD Checklist
 4. Sewer Availability - Old Zion
 5. Water Availability - Old Zion
 6. PUD Exhibit Sheets
 7. PUD Site Sheets
 8. Old Zion_Parcel Report
 9. RCA Report BDY
 10. Alta Sheets
 11. Parcel 2.03
 12. Parcel 9.0
 13. Parcel 10.01
 14. Parcel 10.07
 15. Commitment Letter
 16. Traffic Impact Study
2. 23-0330 - Request from Cole Gaumnitz for site development plan approval of a new industrial park consisting of 20 lots at [Tax Map 89 Parcel 46](#).off Industrial Park Road.

Documents:

1. Checklist
 2. CulDeSac Justfication
 3. Legal Description
 4. Preliminary Plat and Development Plan
 5. Application
 6. Survey
 7. TIS MOU
 8. Wastewater Availability
 9. Water Availability Letter-CPWS
3. 23-0045 - Request from Chelsea Hannan for Preliminary PUD master plan revision of Arden Village PUD Lot 212 at [Tax Map 51 Parcel 2.04](#) off Nashville Highway.

Documents:

1. Boundary & Topo Survey
 2. Checklist
 3. Construction Documents
 4. Drainage Report
 5. Application
 6. Recorded Plat
4. 23-0049 - Request from T-Square Engineering for final plat approval with surety for Quail Run Meadows Phase 3 consisting of 34 lots off [Quail Run Way](#).

Documents:

1. Application
 2. Quail Run Meadows Phase 2 Hydrant Flow Report
 3. Final Plat v1
 4. Stormwater Maintenance Agreement
5. 23-0050 - Request from Allen O'Leary for final plat revision approval for lots 69-74 off [Drumwright Way](#).

Documents:

1. Final Plat v1

2. Application
 3. Submittal Letter
6. 23-0051 - Request from Brandon Simpson for rezoning [1632 Hampshire Pike](#) from CD-2 (Rural Character District) to CD-4C (General Urban Corridor Character District).

Documents:

1. Application
2. Letter of Intent
3. Deed
4. Concept Plan
5. CPWS Water Availability