



The Columbia Municipal Planning Commission will hold a Study session on Wednesday, March 1, 2023 at 4:00 p.m. and a Voting session on Wednesday March 8, 2023 at 4:30 p.m. in Council Chambers in the basement of City Hall, 700 N. Garden Street. The Commission will gather at 4:00 p.m. for a brief training session (no items to be voted on or discussed). 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
6. Review of Bonds and Letters of Credit

II. Consent

1. 23-0010 - Request from Allen O'Leary for final plat approval with surety in the amount of \$220,000 for Morgan Meadows Phase 3 consisting of 39 lots off [Forrest Drive](#).

Documents:

1. Final Plat v2
2. Response to Comments
3. DRC Comments
4. Development Agreement
5. Final Plat v1

6. Submittal Letter
7. Application

### III. Discussion Items

1. 22-0332 - Request from Adam Crunk for Exception to Access Management for properties at Baker Road and Nashville Highway being [Tax Map 75 Parcels 11.04 and 31.01](#).

**THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA**

#### Documents:

1. McNabb Auto Dealership Exception Request\_Staff Report
  2. Aerial Overlay\_Staff Report
  3. Aerial Overlay McNabb
  4. Site Layout Plan
  5. Roadway Improvements
  6. Comment Response Letter
  7. DRC Comments
  8. Exemption Request
  9. Application
2. 22-0319 - Request from Jason Dye for Preliminary Plat approval of McClure Farms Subdivision Phases 1-4 consisting of 431 lots at [2504 Nashville Highway](#). This request has been updated for approval of Phases 1-2 consisting of 182 lots.

**THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA**

#### Documents:

1. Staff Report
2. Resubmittal Letter
3. Preliminary Plat Ph 1-2 v3
4. Response To Comments
5. DRC Comments
6. Preliminary Plat Ph 4 v2
7. Preliminary Plat Ph 3 v2
8. Preliminary Plat Ph 2 v2
9. Preliminary Plat Ph 1 v2
10. Stormwater Report

11. Preliminary Plat Ph 1-4 v1
  12. Electric Availability Letter
  13. Sewer Availability Letter
  14. Water Availability Letter
  15. TIS Recommendations Letter
  16. Checklist
  17. Application
3. 22-0333 - Request from Adam Crunk for Preliminary Plat and Development Plan approval of 126 lots off Trotwood Avenue and Foster Lane, being portions of [Tax Map 112 Parcels 18, 18.03, and 18.04](#). This request is updated to approval of 124 lots.

**THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA**

Documents:

1. Preliminary Plat v2
  2. Development Plan
  3. Culdesac Letter
  4. Comment Response
  5. DRC Comments
  6. Preliminary Plat v1
  7. TIS
  8. TIS MOU
  9. CPWS Water Availability Letter
  10. Checklist
  11. Application- Rogers
  12. Application - Gores
4. 22-0291 - Request from John G Dewaal for Preliminary PUD Master Plan revision approval of Colter Place Section 2 for 136 lots off Baker Road being [Tax Map 75 Parcel 11.17](#).

**THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA**

Documents:

1. Staff Report
2. PUD v3
3. Response to Comments
4. DRC Comments
5. Architectural Color Renderings

6. Architectural Renderings
  7. Revised Grading
  8. Tree v2
  9. Tree Cover Protection and Landscape Plan
  10. PUD v2
  11. PUD Color Plan
  12. Revised Master PUD Plan v1
  13. Draft CC&R
  14. Checklist
  15. Aerial Photo
  16. Boundary Survey
  17. Zoning Map
  18. Property Descriptions
  19. Availability Letters-Water-Sewer-Power
  20. Submittal Letter
  21. Application
5. 22-0324 - Request from Wade Kincaid to rezone 30.76 acres at [6218 Cayce Lane](#) from CD-2 (Rural Character District) to CD-3 (Neighborhood Character District).

**THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA**

Documents:

1. Staff Report
2. Concept
3. Response to Comments
4. DRC Comments
5. Paraschak letter
6. Land Use Map
7. Zoning Map
8. Water Availability Letter
9. Hydrant Analysis Report - 6218 Cayce Ln - 221215
10. Fire Flow requirements
11. Legal
12. Checklist
13. Application
14. Citizen Handout - Character Districts
15. Citizen Handout - Petition
16. Citizen Handout - School Busing
17. Citizen Handout - Water
18. Citizen Handout Exhibits A-H

6. 22-0297 - Request from Crunk Engineering for preliminary plat and development plan approval of the Waterford townhomes consisting of 55 units off [Pulaski Highway](#).

Documents:

1. Preliminary Plat v2
  2. Response to Comments
  3. Preliminary Plat v1
  4. CPWS Availability Letter
  5. Hydrant Analysis Report
  6. Cul-de-sac Cause Letter
  7. Application
7. 22-0282 - Request from Jeff Heinze for Columbia Multifamily site plan approval of 278 units at Woodland, East Sixth, and North Glade Streets.

Documents:

1. Staff Report v1
  2. Site Plan v2
  3. Application v2
  4. Response to Comments
  5. DRC Comments
  6. Site Plan v1
  7. Zoning Map
  8. Mural Character Images
  9. Renderings Option 2
  10. Renderings Option 1
  11. Colored Elevations\_1025
  12. Electrical\_1025
  13. Angled Parking Exhibit\_1025
  14. Authorization Letter
  15. Application v1
8. 23-0035 - Request from Zoning Administrator Austin Brass (through Planning Associate KM) to Amend the Text of the Zoning Ordinance related to Mobile Vending

Documents:

1. Application
2. Research (January 2023 Info Item)

3. Attachment A Zoning Ordinance Excerpt
  4. Attachment B Peer City Review
  5. Attachment C 2018 IFC Excerpt
9. - Request from Development Services for review and approval of amendments to Engineering Standards and Specifications and Stormwater Ordinance.

Documents:  
None

#### IV. Other Business

1. 23-0055 - 2022 Development Services Annual Report

Documents:  
None

2. Adjournment

Anyone requesting accommodations due to disabilities should contact the City's ADA Coordinator at 931-560-1570 prior to the meeting. The [2023 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.