



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

I. Items for Additional Review

1. 23-0274 - Request from Michael Williams for multi-family site development plan approval of Heritage Village consisting of 20 units off [Santa Fe Pike and River Heights Drive](#).

Documents:

1. 23-0274_Arch Elevations
2. 23-0274_Site Plan_0824
3. 23-0274_Response Letter
4. 23-0274_RevisedTechnical Comments_08252023
5. 23-0274 MCPS Comment
6. 23-0274_Floor Plans
7. 23-0274_Building Elevations
8. 23-0274_Site Plan_0710
9. 23-0274_locationmap
10. 23-0274_Traffic Study
11. 23-0274__Water Availability Letterr
12. 23-0274_Wastewater Availability Letter
13. 23-0274_Fire Flow Results
14. 23-0274_Fire Flow Analysis
15. 23-0274_Description of Proposed Project
16. 23-0274_Application

II. Items For Review

1. 23-0355 - Request from Michael Williams for Preliminary Plat approval of Heritage Village consisting of combining four lots into one off [Santa Fe Pike and River Heights Drive](#).

Documents:

1. 23-0355_Preliminary Plat
 2. 23-0355_Preliminary Grading Drainage Plan
 3. 23-0355_Preliminary Utility Plan
 4. 23-0355_Survey
 5. 23-0355_Site Plan
 6. 23-0355_Response Letter
 7. 23-0355_Wastewater Availability Letter
 8. 23-0355_Water Availability Letter
 9. 23-0355_Fire Flow Analysis
 10. 23-0355_Fire Flow Results
 11. 23-0355_Application
2. 23-0386 - Request from Allen O'Leary and Nick Branum for Final Plat approval with surety of Drumwright PUD Phase 3B consisting of 23 lots off [Steadman Street](#).

Documents:

1. 23-0386_Final Plat
 2. 23-0386_Development Agreement
 3. 23-0386_Surety
 4. 23-0386_Submittal Letter
 5. 23-0386_Application
3. 23-0381 - Request from Allen O'Leary and Nick Branum for Final Plat approval with surety for Drumwright PUD Phase 2C consisting of 20 lots off [Sage Meadows Street and Jacobs Valley Court](#).

Documents:

1. 23-0381_Final Plat
2. 23-0381_Development Agreement
3. 23-0381_Surety
4. 23-0381_Application

4. 23-0385 - Request from Allen O'Leary and Nick Branum for Final Plat approval with surety for Drumwright PUD Phase 3A consisting of 16 lots off [Lyman Ridge Road and Steadman Street](#).

Documents:

1. 23-0385_Final Plat
 2. 23-0385_Surety
 3. 23-0385_Development Agreement
 4. 23-0385_Columbia Letter Phase 3A
 5. 23-0385_Application
5. 23-0379 - Request from WES Engineers & Surveyors for Rezoning of two parcels off [Morningside Lane, being Tax Map 89E Group F Parcels 1.01 and 1.02](#), from CD-3L (Large Lot Neighborhood Character District) to CD-4 (General Urban Character District).

Documents:

1. 23-0379_Concept Plan
 2. 23-0379_Plat of Survey 09-15-23
 3. 23-0379_zoning map
 4. 23-0379_FLU Plan Map
 5. 23-0379_CD-4 General Description
 6. 23-0379_Legal Description
 7. 23-0379_Water Availability Letter - 20230915
 8. 23-0379_Application
6. 23-0383 - Request from Allison Corolla with T-Square Engineering for Final Plat approval with surety for Summit at Carter's West Phase 1 consisting of 38 lots off Tinpiper Trace.

Documents:

1. 23-0383_Final Plat
 2. 23-0383_Surety
 3. 23-0383_Development Agreement
 4. 23-0383_SWMA LTMP
 5. 23-0383_Application
7. 23-0376 - Request from Allison Corolla for Final Plat revision approval with surety of Summit at Carter's Station Phase 1 consisting of 59 lots off [Sellerback Way](#).

Documents:

1. 23-0376_Final Plat
 2. 23-0376_LTMP
 3. 23-0376_Development Agreement
 4. 23-0376_Surety
 5. 23-0376_Application
8. 23-0380 / 23-0382 - Request from Louis Sloyan for Preliminary Plat and Site Development Plan approval of a new industrial park consisting of 16 lots on approximately 46 acres at Tax Map 89 Parcel 46 off [Industrial Park Road](#).

Documents:

1. 23-0382_Site Plan
 2. 23-0382_Building Elevations
 3. 23-0382_Floor Plans
 4. 23-0382_Proposed Parking Complex Columbia TN DRAFT
 5. 23-0382_Description of Proposed Project
 6. 23-0382_All Inquiries Report Update
 7. 23-0382_All Inquiries Report
 8. 23-0382_Traffic Study
 9. 23-0382_CulDeSac Justification
 10. 23-0382_Water Availability Letter - 230915
 11. 23-0382_Hydrant Analysis Report
 12. 23-0382_Fire Flow Letter
 13. 23-0382_Wastewater Availability
 14. 23-0382_Survey
 15. 23-0382_Legal Description
 16. 23-0382_Checklist
 17. 23-0382_Application
 18. 23-0380_Industrial Park LOI
 19. 23-0380_TIS MOU
 20. 23-0380_Preliminary Plat
9. 23-0388 - Request from Louis Sloyan for a Comprehensive Plan amendment from Suburban Corridor to Suburban Neighborhood and to Rezone [200 Oakwood Drive](#), being Tax Map 89 Parcel 21 and consisting of approximately 57 acres , from CD-3L (Large Lot Neighborhood Character District) to CD-3 (Neighborhood Character District).

Documents:

1. 23-0388_Application
 2. 23-0388_Concept
 3. 23-0388_Hydrant Analysis
 4. 23-0388_Legal desc
 5. 23-0388_Letter of Intent
 6. 23-0388_Sewer Availability
 7. 23-0388_Water Availability
- 10 23-0397 - Request from Wilson & Associates on behalf of David Cumming for
Final Plat approval with surety for Hillcrest Village Phase 1A consisting of 27
lots off [Rolling Brook Drive](#).

Documents:

1. 23-0397_Final Plat
2. 23-0397_Owner Affidavit
3. 23-0397_Development Agreement
4. 23-0397_Surety