



The Columbia Planning Commission Development Review Committee will meet on Tuesday, February 13, 2024 at 10:00 AM in Conference Room A, basement level, City Hall, to consider the following:

I. Items For Review

1. Request from T-Square Engineering for Final Plat approval with surety of Summit at Carter's West Phase 1 consisting of 38 lots off [Cleburne Road](#).

Documents:

1. 24-0009\_Final Plat\_20240110
  2. 24-0009\_SW Agreement
  3. 24-0009\_Development Agreement
  4. 24-0009\_Application
2. Request from TKC Architecture and Engineering LLC for Final Plat approval for a revision to Open Space in Bear Creek Overlook Phase 1 off [Merkel Road](#).

Documents:

1. 24-0025\_Final Plat\_20240115
  2. 24-0025\_Final Plat recorded\_2022
  3. 24-0025\_Development Agreement
  4. 24-0025\_Project Letter
  5. 24-0025\_Application
3. Request from Corey Nelsen to Rezone properties at [West 12th and Haley Streets, being Tax Map 100E Group F Parcels 25, 25.01, 25.02, and 25.03](#), from CD-3 (Neighborhood Character District) to CD-4 (General Urban Character District).

Documents:

1. 24-0026\_Concept Plan
  2. 24-0026\_Water Availability Letter - 20240115
  3. 24-0026\_Water Service Application
  4. 24-0026\_Hydrant Analysis Report
  5. 24-0026\_Fire Flow
  6. 24-0026\_Legal Description
  7. 24-0026\_Submittal Letter
  8. 24-0026\_Application
4. Request from Josh Rowland for Annexation with Plan of Services, a future land use designation amendment from Rural Countryside to Suburban Neighborhood and Zoning to CD-3 (Neighborhood Character District) for 55 acres at [1748, 1768, 1770 and 1774 Bear Creek Pike, being Tax Map 72 Parcels 54, 54.01 and 54.02.](#)

Documents:

1. 24-0031\_Concept Plan\_01-16-2024
2. 24-0031\_Preliminary Sewer Option
3. 24-0031\_Water Availability Letter\_20240115
4. 24-0031\_Bowman Fire Flow
5. 24-0031\_Permission Forms
6. 24-0031\_Legal Descriptions
7. 24-0031\_Bowman Farms Proposed Rezoning Map
8. 24-0031\_Application