



January 18, 2022

City of Columbia Development Services
700 N. Garden Street
Columbia, TN 38401

RE: Vista Pointe, Indian Camp Springs Rd – Zoning
Summary of Nature of Request and Work

With this letter we are requesting to annex the above referenced property and zone to R10 and R20 in area respective to our proposed lot sizes as shown on the attached concept plan. Legal descriptions and exhibit for each requested zone are also attached. This request is to provide the City of Columbia with a new community that meets the growing desires of new and existing residences alike. The project will be divided into two neighborhoods.

The north neighborhood R10, The Gardens, are homes highly desired by families and active adults looking for a newer home with high-end features such as open floorplans, energy efficient systems, 9 and 10 foot ceilings, and gourmet kitchens, while also providing a manageable yard for easy maintenance. These homes will share an amenity area that will include a covered gathering area among other features. It will have sidewalks throughout and leading to the amenity area to make it a walkable community and bring neighbors together.

The south neighborhood R20, The Orchards, will be an exclusive area of approximately 39 homes. These homes will cater to the desires of the homebuyer looking for executive home sizes and finishes. Each lot and homesite will be given a lot size and position to provide privacy and room to enjoy the outside. Homes will allow for private swimming pools and other outdoor features. Homes within the Orchards will also share in the community wide amenity areas within The Gardens neighborhood.

This community will provide the growth needed for the City of Columbia in a way that complements and protects the existing residents in the surrounding area. The requested zoning and annexation meets the intentions and desires for this property that were set forth by the adoption of the Connect Columbia Comprehensive Plan. We request that this be considered favorable by the City Planning Commission at the March 9th Voting Session and sent on to City Council with positive recommendation.

Thank you,

A handwritten signature in black ink, appearing to read 'L. Ealey', written in a cursive style.

Lynn Ealey, PE
Land Solutions Company