



MEMORANDUM

Date: January 15, 2026

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: Villas at Elliott Reserve
FMDP/ SP
Map - 053
Parcel(s) – 101.01

Request: Heritage Civil, on behalf of their client, seeks final master development plan and site plan approval for Villas at Elliott Reserve, a mixed-use development including townhomes and commercial suites on Lebanon Road in District 1.

History/Overview: This residential portion of the mixed-use PUD is located on the south side of Lebanon Road. The townhomes will have access via Lebanon Road only. The zoning is CMU-PUD and the project area is approximately 12.37 acres. This project received preliminary master development plan and rezone approval via ordinance 2024-41 in 2024.

Final Master Development Plan:

The final master development plan is in substantial conformance with the previously approved preliminary master development plan (ordinance 2024-41). The plan set includes the approved preliminary master development plan for reference.

Site Plan:

5-103A Residential Bulk Standards: Overall density is 5.17 units/acre. Maximum lot coverage is 50% with a proposed lot coverage of 23.44%. Setbacks are as follows: 20' front, 8' side and 20' rear. Waivers were granted for several bulk related items with the passage of the preliminary master development plan.

Vehicular & Pedestrian Access: The subdivision will have vehicular and pedestrian access to Lebanon Road. Sidewalk is proposed on internal public streets, with connection to and along the project's frontage along Lebanon Road.

Article IX Parking: At least two parking spaces are provided for each unit, for the townhomes meeting code requirements. The parking provided is a total of 290 spaces, which incorporate 34 surface spaces, 128 tandem spaces and the remaining 128 spaces are provided via the garages.

5.104.1 Multifamily Residential Design Standards: Waivers were granted at preliminary master development plan review for several features within a multi-family development due to the split use of the subdivision including the commercial component within the pud. A waiver was approved to allow a building separation of 20' the applicant is going to include sprinklers within all units. The applicant also received a waiver to omit the masonry column between the garage doors.

The townhomes will be faced with 50% masonry and 50% secondary façade materials per the waiver granted with ordinance 2024-41. The rear of all units will be faced with 100% brick per the elevations submitted with the plans. The elevations supplied are acceptable. A waiver was also granted to allow for an ornamental boundary fence in lieu of an opaque one. The applicant also received a waiver to allow for the omission of the landscape buffer requirement between the residential and commercial areas of the PUD.

Amenities: Most of the amenities are located around the perimeter of the residential portion, along the main thoroughfare. These amenities include: 1.28 acres of improved open recreational space, 19,828 sf playground (commercial grade) and dog walk, 23,212 sf pickle ball court and 12,717 sf pavilion area. A clubhouse is required under the multi-family regulations, and it appears that a variance was not requested/granted for omission of this requirement.

Article X Landscaping: Landscape plans are under review and comments are coming via separate cover. All comments shall be addressed before construction plans can be submitted to Public Works. Landscape buffers are in open space, not on individual lots.

Other: Notes on the plan indicate compliance with a list of items staff will typically have as standard requests of like developments. Retaining walls are noted to be constructed to City standards. Bicycle racks and decorative trash receptacles are proposed. The mail kiosk is shown to be covered and well lit via the enclosed details.

Summary: This final master development plan is in substantial conformance with the previously approved preliminary master development plan. The site plan is required for the multi-family units. This development, on the residential portion, will include 64 townhome units. The majority of staff's prior comments have been addressed, and those remaining are minor in nature and can be addressed via the conditions of approval below.

Recommendation: Staff recommends approval of the final master development plan and site plan for the Villas at Elliott Reserve, on Lebanon Road, subject to any conditions found below:

Planning and Zoning:

1. A minimum 2,000 sf clubhouse is required per multi-family regulations, 5.104.1.
2. All requirements of Ord. 2024-41 shall be adhered to, excepting any waivers/variances, codified in ordinance 2024-41.
3. Brick shall be clay, baked and individually laid.
4. Stone shall be individually laid.
5. All requirements of 5-104.1, multi-family regulations, in the zoning ordinance shall be adhered to, excepting any waivers granted and codified in ordinance 2025-34.

6. The mail kiosk shall be well lit and covered.
7. Landscape plan comments are via separate cover, all comments shall be addressed before submitting construction plans to Public Works.
8. Signage to be reviewed and approved via a separate application to the Planning Department.
9. All fencing shall be decorative, low maintenance materials.
10. Poles and posts shall be painted black and channel posts are not permitted.
11. The amenities shall be complete before issuance of the final townhome certificate of occupancy.
12. Preserve as many existing trees as possible. Delineate tree protection areas on subsequent submittals. The tree protection areas shall include all existing vegetation along the perimeter of the development area, adjacent to the Nichols Vale subdivision.

Engineering:

1. Previously approved PMDP/PUD conditions apply.
2. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
3. Traffic calming devices on Sunset Drive are to be determined at FMDP. Staff recommend the FMDP for the commercial triggering the installation.
4. Provide a civil details sheet.
5. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

WWUD:

1. No comments provided at the time report was submitted to Planning.

Wilson County Schools:

1. No Comments Received.