



MEMORANDUM

Date: March 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Golden Bear Senior Living
Final Master Development Plan
Map - 078
Parcel(s) – 17.01

Request: Kimley-Horn & Associates, Inc. requests final master development plan approval for Golden Bear Active Adult Housing at 4515 Beckwith Road in the Golden Bear Place PUD in District 3.

Location/History: This PUD received Preliminary Master Development Plan approval in 2017 under the name Beckwith Interchange Park. Since that time the PUD has gone through several amendments resulting in the current iteration with CMU, I-R, CI and RM-16 base zoning districts established with ordinance 2024-52. The subject of this final master development plan is an active adult multi-family development in an area of the PUD with CMU base zoning (area F on the pmdp).

Analysis: The subject site is approximately 6.26 acres of the mixed-use portion of this PUD (area F on the pmdp). The PUD ordinance allows up to 170 units in this area and proposed are 165 age restricted units in a 4 story 207,635sf building.

Bulk Standards: Further review of compliance with these regulations will occur at site plan submittal. All standards shall be adhered to excepting any waivers granted by the Planning Commission and Board of Commissioners. A waiver for maximum building height up to 70' was granted during pmdp approval.

6-104.1 Mixed-Use Regulations: This phase does not include commercial. The mixed-use portion of this PUD is required to include 25% Nine percent of the site is improved open space including a dog park, 7,598sf clubhouse, 1,248sf pool and courtyard areas with grills, benches, lounge chairs, fire pit, outdoor games, etc.

Parking: Parking for age restricted over 60 years of age is 1 space/unit, with the provision that there is enough space on the site to accommodate 1.5 spaces/unit in the future. The final master development plan indicates compliance with these regulations. 200 spaces are provided and the dimensions of the spaces and drive aisles is compliant with regulations.

Landscaping: Landscape plan review comments are via separate cover. All comments received shall be addressed on subsequent submittals.

Summary: This final master development plan includes 165 age restricted units in a single building in the Golden Bear Place PUD. The final master development plan is substantially compliant with the approved preliminary master development plan. Further review for code compliance will occur at site plan submittal.

Recommendation: Staff recommends approval of the final master development plan for Golden Bear Active Adult Housing in the Golden Bear Place PUD, subject to the conditions of approval below:

Planning and Zoning:

1. Sections 4-114 and 5-104.1 of the subdivision regulations and the zoning ordinance shall be adhered to excepting any waivers granted by the BOC.
2. 6-104.1 shall be adhered to excepting any waivers granted by the BOC.
3. 6-103.7 shall be adhered to excepting any waivers granted by the BOC.
4. Provide decorative street lighting on black poles throughout the development.
5. Provide black, split rail fencing and enhanced landscaping along the Old Beckwith Road frontage.
6. Signage to be reviewed via a separate application to the Planning Department.
7. Dog waste stations shall include decorative poles, channel posts are not permitted, revise the detail.
8. All conditions of ordinance 2024-52 shall be adhered to.
9. Provide a detail of the fencing proposed along Old Beckwith Road.
10. Wooden fencing is not permitted. Revise the detail on sheet C8-10.
11. A traffic signal shall be installed as warranted and the off-site turn lanes and signals coming off the interstate will be completed prior to the first certificate of occupancy.
12. The only conditional use permitted as a part of this PUD is assisted living in area "F".
13. Dog park fencing shall be low maintenance, decorative fencing.
14. Grills shall be set in stone bases.
15. Identify the exact façade material percentages with the site plan submittal. This shall comply with the approved pmdp ordinance. Up to 30% secondary materials maximum is permitted for all structures on the site. Revise the elevation sheets to comply.

Public Works:

1. Previously approved PMDP/PUD conditions apply.
2. Landscaping plans shall be approved prior to the approval of construction plan review.
3. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
4. Provide profiles for public sewer.
5. The proposed development will obstruct the existing access drive to the Beckwith Pump Station. The developer will provide the following:
 - a. Relocation of electrical conduits and transformers along the access drive impacted around the proposed structure. Coordinate the improvements with MTE. This relocation will be at the expense of the developer. Provide approved plans of relocation at construction plan review.

- b. At construction plan review, provide a routing plan for the City to follow for access to the pump station. The City shall always have access.
 - c. The access to the pump station drive shall be gated. Gate shall be double doors and powder black. Provide specifications at the time of construction plan review.
 - d. The City shall have unimpeded access to the pump station during construction of the development.
- 6. All sewer (minus laterals) shall be public and maintained within a 20' easement.
 - 7. Drainage report has been submitted, a comprehensive review of the drainage report shall take place at construction plan review.
 - 8. Regional detention and off-site sewer will be provided with the infrastructure plans for Golden Bear Place PUD.
 - 9. Correct the stormwater contact, and review & update all contacts on the cover sheet.
 - 10. Sidewalks abutting parking shall be at least 7' wide.
 - 11. Fill in the revision table with the date of initial submittal and update the table for all future submittals.
 - 12. A signal warrant analysis will be required at the intersection of Golden Bear Place and Golden Bear Gateway at resubmittal. This analysis shall be provided prior to construction plan approval.
 - 13. The off-site improvements package for the overall PUD has yet to be submitted. This package must be approved and constructed prior to C.O. issuance.
 - 14. Dimension the garage door openings.
 - 15. The sidewalk along Beckwith Road shall be a 10' wide shared-use path to be constructed with the widening project.
 - 16. Correct the right-of-way to match the approved Beckwith Road infrastructure plans.
 - 17. Show all curb ramps on the construction drawings to ensure ADA compliance.
 - 18. As part of the overall PUD requirements, a flood study shall be submitted and approved by the City's Director of Engineering before a land disturbance permit can be issued.

Wilson County Schools:

- 1. No comments provided.

West Wilson Utility District:

- 2. Water lines shown are not WWUD's design. Existing Water Line shall be relocated.