



MEMORANDUM

Date: October 16, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Rosemont
Final Master Development Plan
Map - 049
Parcel(s) –15.07

Request: Submitted by Barge Design, on behalf of their client Tulit Investments, the applicant seeks final master development plan approval for a 26-lot single family residential development proposed off Benders Ferry Road in district 1.

History/Overview: The subject property is 19.64 acres on the east side of Benders Ferry Road, north of Mays Chapel/Liberty Chapel Roads. This PUD consists of one parcel and was established in 2025 via ordinance 2025-02. There is an associated preliminary plat also on this month's agenda for Planning Commission review.

Final Master Development Plan:

General: This PUD is located on the east side of Benders Ferry, northeast of the Benders Ferry/Mays Chape/Liberty Chapel intersection. The entrance to the subdivision is southeast of Gay Winds Drive. The total area of the PUD is 19.64 acres. Rugged topography and a 60' stream buffer encumbers this site. This will allow for additional green/open space above the 10% requirement for this proposal. As noted in the site data table, 5.04 acres or 25.66% of this project will be green/open space.

5-103a Residential Bulk Standards: The PUD includes 26 single family lots. Overall density is 1.32 units/acre. Minimum lot area is 15,000sf and the average lot size is 21,000sf. Waivers were approved at preliminary master development plan from certain requirements of the residential bulk standards:

Setbacks:

Front:	30', 35' required by code
Rear:	No change from 20' required.
Sides:	10', 20' required.
Minimum lot width:	75' 100' required
Lot coverage:	40%, 18% maximum allowed.

Access: The entire subdivision will be served via a single access to Benders Ferry Road. No additional connection stubs are being provided should surrounding properties develop.

Sidewalks: A 5' wide sidewalk is proposed on both sides and along the entire length of the internal road and also along the Benders Ferry frontage.

Amenities: Approximately 25% of the PUD is green/open space (5.04 ac). The applicant is proposing a pavilion, pergola, picnic tables, benches and sidewalks as their amenity package. Details of the proposed amenities are provided and acceptable. Staff requests that walking trails be provided in open space areas.

Article X Landscaping: The landscape plans are under review and comments will come via separate cover. All landscape plan review comments shall be addressed prior to submitting construction plans to Public Works.

5-104.4 Single Family Residential Design Regulations: The PUD received a design guidelines waiver for 50% masonry, 50% secondary materials with vinyl being prohibited. Elevations provided indicate compliance with this requirement.

Other: Fencing details are acceptable, with aluminum picket style proposed. The retaining walls will be built of segmental block are acceptable. The mail kiosk is covered and shall be lighted. The applicant noted that corner lots shall include critical façade treatment; however, lots are not identified on the plan, this shall be revised on subsequent submittals. Notes indicate lighted fountains will be utilized in wet detention ponds. Decorative streetlighting at the entrance and throughout the PUD will be utilized and maintained by the HOA.

Summary: This PUD will add 26 single family lots to the east side of Benders Ferry Road, in front of the Treymor subdivision. This final master development plan is in substantial conformance with the previously approved preliminary master development plan and ordinance 2025-02.

Recommendation: Staff recommends approval of the final master development plan for the Rosemont Subdivision on Benders Ferry Road, subject to the conditions of approval below.

Planning and Zoning:

1. All conditions of ordinance 2025-02 shall be adhered to.
2. All requirements, excepting any waivers granted, of 5-104.4 shall be adhered to.
3. Signage to be reviewed via separate application to the Planning Department.
4. Brick shall be clay, baked and individually laid.
5. Stone shall be individually laid.
6. All garage doors shall be carriage style or the like, separated with a bricked column.
7. Label all corner lots as critical façade lots.
8. Provide walking trails in open spaces for an additional amenity.
9. Provide decorative street lighting at the entrance to the subdivision.
10. Remove the wheel stop, these are not permitted.
11. The mail kiosk shall be lit.
12. Landscape buffers shall be located in open space and maintained by the HOA.

Engineering:

1. Previously approved PMDP/PUD conditions shall be adhered to.
2. Retaining walls are subject review and approval of the Building/Codes Department.
3. Road profiles to be provided at construction plans.
4. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at construction plan review.

WWUD:

1. There are no water lines shown.
2. The engineers and WWUD are working on the best way to service this project.