



MEMORANDUM

Date: February 19, 2026

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Triple Crown Ph. 3 Sec 1D & Ph. 4-6
Final Master Development Plan & Preliminary Plat
Map - 76
Parcel(s) – 43.03

Request: CSDG, on behalf of their client, Robinson Properties, is seeking final master development plan and preliminary plat approval for Phase 3, Section 1D and Phases 4-6 of the Triple Crown subdivision, located off Pleasant Grove Road. This is located in District 3.

Overview: The subject property consists of approximately 114.3 acres, on the west side of Catalpa Drive, and north of Pleasant Grove Road. This is an extension of the existing Triple Crown subdivision. The zoning is RS-20 with a PUD overlay. The PMDP-PUD was originally approved via Ordinance 1997-37, by the BOC in November 1997, with multiple amendments following, with the most recent in January 2020. The approved maximum density is 2.2 units per acre, proposed at 2.15 units per acre and a total unit count at buildout of 246 units (176 single-family and 70 condos).

Final Master Development Plan

Bulk Standards: The development area consists of 114.3 acres, on which 176 single-family and 70 condo lots are proposed. The property as noted, is currently undeveloped. The maximum density allowed for RS-20 is 2.2 units per acre. The original minimum lot size that was approved with the PMDP, was 5,500 sf, with the applicant proposing an actual minimum lot size of 8,000sf with an average lot size of 10,000sf. There are no changes proposed to the bulk standards and they will be in compliance with the existing standards.

Access: This subdivision is via an extension of Triple Crown Parkway. Sidewalks are shown on one side of the internal streets only. There currently will be new access points for ingress and egress through Dogwood Drive in the Pleasant Grove Estates subdivision, along with a connection through Patty Drive in the Kelsey Glen subdivision.

Open Space/Amenities: Improved open space consists of 25.7 acres of the development site. There are no new or additional amenities proposed within the additional phases. The new phases will have access to the existing amenities of the subdivision, which include walking trails and a playground.

Landscaping: The landscape plan is under review by the City's consultant currently. Review comments will come via separate cover and shall be addressed prior to the submittal of construction drawings for review by Public Works.

Other: The mail kiosk shall be centrally located for the new phases in accordance with the USPS guidelines. The kiosk is to be covered and well lit and include designated parking.

Variations/Waivers: The following variances have been requested as a part of this submittal and planning staff will defer to Public Works for recommendations on these subdivision regulation items.

1. Variance to the cul-de-sac length for:
Secretariat Drive – Allowed length 750', Proposed length 1050'
Road A (Temporary Variance) - Allowed length 750', Proposed length 1050'
2. Variance for the maximum number of homes allowed on a cul-de-sac:
Secretariat Drive – Allowed 25, Proposed 28
3. Variance to steep slope requirement to allow homes to be placed in steep slope areas as long as foundations are built in cut conditions.

8-203.5 Determination of substantial compliance: The final development plan shall be deemed in substantial compliance with the preliminary development plan provided modifications by the applicant do not involve changes which in aggregate:

1. Violate any provisions of this article;
2. Vary the lot area requirement as submitted in the preliminary plan by more than ten percent;
3. Involve a reduction of more than five percent of the area shown on the preliminary development plan as reserved for common open space;
4. Increase the floor area proposed in the preliminary development plan for nonresidential use by more than two percent; and
5. Increase the total ground area covered by buildings by more than two percent;
6. Involve any land use not specified on the approved preliminary development plan or the alternative list of uses for nonresidential sites.

Preliminary Plat:

Article V Residential Design Regulations: Renderings supplied propose 50% brick and 50% masonry materials and noted they are similar to what was previously constructed in earlier phases of Triple Crown. There is no indication from the PMDP-PUD approval of any specific elevation requirements and/or variances. All homes shall have at least a two-car garage and will be separated via a masonry column. All single-family supplementary regulations shall apply as found in Article 5 of the zoning ordinance.

Other: The preliminary plat does not provide any examples of the street lighting/pole details, nor does it provide a mail kiosk design. The horse fence detail has been provided, however.

Summary: This development will add 246 new residential units to the existing Triple Crown subdivision. These phases do not include the townhome units also part of this subdivision. The

preliminary master development plan was approved in 1997, as approved via ordinance 97-37, by the Board of Commissioners in November 1997 and development has been ongoing since then. Items remaining to be addressed are minor in nature and are found in the conditions below. This final master development plan does not violate any of the conditions of 8-203.5 above and is in substantial compliance with previous approvals.

Recommendation: Staff recommends approval of the final master development plan and preliminary plat for Triple Crown, Phase 3, Section 1D, and Phases 4, 5 and 6, subject to the conditions below.

Planning and Zoning:

1. All conditions of Ordinance 1997-37 shall be adhered to.
2. All requirements of article 5-104, single family residential guidelines, shall be adhered to, except any waivers granted via ordinance 1997-37.
3. Landscape plan comments are via separate cover, and all comments shall be addressed prior to submitting construction plans to Public Works.
4. All detention/retention areas shall have their perimeter screened with vegetation.
5. Provide elevations for all sides of the homes.
6. Metal and vinyl are not permitted as secondary façade materials.
7. Brick shall be clay, baked and individually laid.
8. Stone shall be individually laid.
9. For all wet ponds, please include aeration with lighted fountains.
10. All landscape buffers shall be located in open space and maintained by the HOA.
11. The mail kiosk shall be covered, well-lit and include at least one designated parking space.
12. Provide decorative streetlighting through the subdivision within the new phases.
13. Provide a development timeline in the plan set.
14. All fencing shall be constructed of low maintenance materials. Revise the details provided.

Engineering (FMDP):

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 review.
3. Roadway culverts are to be straight runs without bends under roadways for future maintenance.
4. Stream buffers are not allowed within building envelopes. Revise building envelopes accordingly.
5. Staff supports steep slope requirement to allow homes to be placed in steep slope areas as long as foundations are built in cut conditions.
6. Replace the details showing the current City standard streets with the street cross-sections to be constructed.
7. The following variances to the subdivision regulations are requested:
 - a. Allow lots to front a collector: Supported conditionally that lots have at least 100' of frontage.

- b. To allow more than 25 lots on a cul-de-sac: Supported conditionally that at least 24' of pavement width is provided.
 - c. To allow cul-de-sacs exceeding 700': Supported conditionally that at least 24' of pavement width is provided.
- 8. Landscaped islands within the cul-de-sacs shall be designated as open spaces and maintained by the HOA.
 - 9. If the variance is approved by the PC, lots fronting the collector shall have a minimum of 100' of frontage.

Engineering (Pre Plat):

- 1. Previously approved PMDP/PUD conditions apply.
- 2. Landscaped islands within the cul-de-sacs shall be designated as open spaces and maintained by the HOA.

WWUD:

- 1. Water lines shown are not WWUD's design.

Wilson County Schools:

- 1. No Comments Received