



MEMORANDUM

Date: February 15, 2024

To: Luke Winchester, Chairman
and Planning Commission

From: Jennifer Hamblen, Director of Development Services
Jon Baughman, City Planner

Re: Tomlinson Pointe
Final Master Development Plan
Map - 054
Parcel(s) – 73.00, 81.00, 82.02

Request: Lose Design, on behalf of their client Toll Southeast LP Company Inc, request Final Master Development Plan to amend the phasing for Tomlinson Pointe, formerly known as the Curd Road Subdivision in District 1.

History: This subdivision is located south of Lebanon Road, between Curd Road and Beckwith Road. The subdivision is zoned RS-15 PUD and includes 88.88 acres and 192 lots. A Preliminary Master Development Plan and Rezoning (ord. 21-45) was approved by the Board of Commissioners in September 2021 and a Final Master Development Plan and Preliminary Plat was approved by the Planning Commission in November 2021. A PUD Amendment was approved in September 2022 which permitted more secondary materials on the homes and pushed the amenity completion to the 66th certificate of occupancy. A further PUD amendment was approved in 2023, including a number of modifications, and this FMDP reflects those changes, and includes a phasing amendment.

Summary: Reapproval of the Final Master Development Plan is required to amend the phasing plan and bring it up to date following the PMDP revisions outlined above.

Recommendation: Staff recommends approval of the Final Master Development Plan for Tomlinson Pointe, subject to any conditions found below.

Planning and Zoning:

1. Identify the landscape buffers on the plans. Landscape buffers shall be located in open space and be maintained by the HOA, add a note.
2. All conditions of Preliminary Master Development Plan approval shall be adhered to.
3. Provide farm style fencing around detention ponds to deter public entry.

Public Works:

1. All previously PUD conditions apply.

2. Stormwater Coordinator: Please revise numbering connotation and change ponds labelled 8 & 9 to 7 & 8, respectively for clarity as this development progresses.

West Wilson Utility District:

1. No comments provided this review cycle.