



MEMORANDUM

Date: October 16, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Tillman Place
Preliminary Plat
Map – 097 & 076
Parcel(s) – 013.00 & 053.00

Request: Heritage Civil, on behalf of their client, seeks preliminary plat approval for Tillman Place, a residential development including single family homes and townhomes on Central Pike in district 3.

History/Analysis: This subdivision is located on the north side of Central Pike, west of the intersection with Pleasant Grove Road. The subdivision will have access via Pleasant Grove Road and Central Pike. The zoning is RS-30PUD and RM-8PUD and the project area is approximately 35.62 acres. This project received preliminary master development plan, land use plan amendment and rezone approval via ordinance 2025-34 in 2025. An associated final master development plan is also on this month's Planning Commission agenda.

This preliminary plat includes 26 lots total, 24 single family lots and one lot to contain the townhomes. Also, a portion of parcel 053.00 is identified as lot 25 and shown to be conveyed to Shiloh Baptist Church and consolidated with their parcel 053.01. This preliminary plat also establishes two open space lots (3.42 acres) and 4.7 acres of right-of-way.

The project phasing includes three phases. Corner lots are treated as critical façade lots. Bulk requirements are met. Sidewalk is provided on both sides of the public streets. Notes on the plat address common requirements staff typically requests of residential developments.

Summary: This preliminary plat establishes 26 lots, lots 1-24 are single family lots and one lot (lot 26) will contain the townhomes planned for this development. Lot 25 is open space and will be conveyed to Shiloh Baptist Church. Staff comments have been addressed and anything outstanding is minor and addressed via the conditions of approval below.

Recommendation: Staff recommends approval of the preliminary plat for Tillman Place, subject to any conditions found below:

Planning and Zoning:

1. All conditions of ordinance 2025-34 shall be adhered to.
2. All conditions of 5-104.4, single family regulations, in the zoning ordinance shall be adhered to, excepting any waivers granted and codified in ordinance 2025-34.
3. 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.

Engineering:

1. No Comments.

WWUD:

1. No Comments.