



MEMORANDUM

Date: November 21, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Outside the Box Ph. 2
Mass Grading
Map – 054, 054H
Parcel(s) – 7.00, 8.00

Request: Para Design, LLC, on behalf of their client, Whitehouse 76 LLC, has submitted a request for approval of a mass grading plan for phase 2 of Outside the Box, located on Meb Court.

Summary: The subject site is 3.6 acres north of Outside the Box, phase 1, which includes Keke's and Chipotle restaurants with associated infrastructure and is currently under construction. The applicant desires to begin grading work at the phase 2 site, located adjacently to north of phase 1. A site plan has not yet been approved for phase 2.

Recommendation: Staff recommends approval of the mass grading plan for Outside the Box, phase 2 on Meb Court subject to any conditions found below.

Planning and Zoning:

1. No Comments

Engineering Comments:

1. The greenway shall be planned (with an access easement) and constructed with a future site plan.
2. Include the initial submittal date in the revision block and update for all future submittals.
3. If project is approved, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

West Wilson Utility District:

1. WWUD has no comments.

Wilson County Schools:

1. No Comments