



## MEMORANDUM

**Date:** January 18, 2024

**To:** Luke Winchester, Chairman  
and Planning Commission

**From:** Jennifer Hamblen, Planning Director  
Jon Baughman, Deputy Planner

**Re:** Windtree Pines Ph 2B  
Final Plat  
Map - 49  
Parcel(s) – 76

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**Request:** Submitted by Wilson and Associates on behalf of their client, LSMA Windtree LLC out of Florida, the applicant seeks Final Plat approval for Phase 2B in Windtree Pines, consisting of 40 single family lots, associated open space lot and associated right-of-way in the Windtree Pines PUD off Nonaville Road in District 1.

**Analysis:** Windtree Pines is located on the east side of Nonaville Road, the site of the former golf course. The property was rezoned and has a PUD overlay. The Preliminary Master Development Plan established in 2021 via ordinance 21-11, including both RS-20 and RM-8 base zoning districts. The entire PUD includes 193 acres and 423 units.

Phase 2B is zoned RS-20 PUD and includes 12.795 acres with 40 single family residential lots (7.905ac) and associated open space (2.984ac) and r-o-w (1.906ac) dedication along Pin High Drive between Sports Road and Wedge Way. Setbacks are identified as 30', 6' and 20' per previous approvals. Addresses are provided. Critical façade lots are identified.

**Summary:** Open tech review netted several comments that the applicant has addressed with this resubmittal. Remaining comments are minor and found in the conditions below.

**Recommendation:** Staff recommends approval of the Final Plat for Windtree Pines, Phase 1B, subject to the following conditions:

**Planning and Zoning:**

1. All conditions of ordinance 2021-11 shall be adhered to.

**Engineering:**

1. All requirements of the PUD, Ordinance 2021-11, shall be met. C.O triggers as part of this final plat:

- Regional Pump Station shall be completed and operational by the issuance of the 50<sup>th</sup> C.O.
  - Cedar Creek Greenway shall be completed by 10% (or around 42) of C.O.s issued. New building permits will be withheld until completed.
2. Provide the \$2,000 per-lot contribution for all 40 homes in this phase prior to the signing of the final plat.
  3. All punch list items shall be complete prior to the signing of the final plat.
  4. Note #13 is incomplete. Note shall be completed prior to the signing of the final plat.

WWUD:

1. An on-site visit has not been made to verify the location of the water lines and related appurtenances.