



MEMORANDUM

Date: May 15, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Legacy 5 MOB
Site Plan
Map - 078
Parcel(s) – 13.14

Request: Para Design, LLC., on behalf of their client, LP Land Holdings, LLC., is requesting a site plan approval for Legacy 5 MOB, located at 113 Bear Crossing, in District 3.

History: This property is located at 113 Bear Crossing, and will be located within the Legacy Pointe Development, and to the south of the previously approved Texas Roadhouse location. The property is zoned CI, commercial interchange. The property abuts CI zoning to the North, West and South, with the I-40 Western on-ramp to the immediate East. The use is permitted by right in the CI zoning. The proposal for this property is for a two story, 18,979 square foot Medical Office building. The lot is approximately 3.30 acres.

Article VI Bulk Regulations: The yard dimensions as provided are correct for CI districts (30' front, 10' side and 20' rear) and correctly rendered on the site plan. Building coverage as shown is 13.2% with a maximum allowance of 50%. The impervious surface coverage calculation is 56% with a maximum allowance of 80%. The building's height is 37'6", which is allowable as they are within the ½ of the interstate interchange. Under 6.103.3.3, for buildings in excess of 35' near the interstate may not exceed 70'.

Vehicular and Pedestrian Access: Vehicular access is provided via one outlet, with ingress and egress being obtained at Bear Crossing. Drive aisles are all two way and appropriately sized at 26' in width. There currently is no pedestrian striping within the parking areas. Sidewalk is widened to 7', where adjacent to parking to accommodate vehicle overhang without wheel stops.

Article IX Parking: Parking requirements for professional services medical, per code, is required at one space per 300 square feet, with 127 spaces required. Currently the applicant is proposing 144 spaces to include 6 ada accessible spaces. Staff feels this is an appropriate number of parking spaces for this use. All spaces are 9' x 17.5'. All spaces are of appropriate size. Bicycle parking shall be provided via a wave-style bike rack alongside the front of the building and a detail of the type is provided. Wheel stops are not proposed, and the front sidewalk is shown at 7' to provide adequate room for vehicular overhang.

Article X Landscaping: The landscape plans are under review by the City's consultant. Any comments received shall be addressed before the submittal of construction plans to Public Works.

6-103.7 Commercial Design Guidelines: Building height is identified overall at 37'6". Considering the building is located within the ½ miles radius of the interchange, they are allowed per code, 6.103.3.3, to have a building height not to exceed 70' or six stories. The building is faced with masonry at approximately 47.41%, and 52.59% metal, and therefore does not meet the CDS regulations of 100% brick/stone. The applicant is requesting a waiver as noted below for the secondary materials.

The HVAC equipment is roof mounted and will have screening via the parapet walls to shield the units from horizontal view. Wall mounted lighting fixtures shall be decorative designs and details have been provided. Parking lot lighting poles are to be painted black and fixtures are typical D series as standard on similar other commercial projects in the area. The photometric plan is acceptable, as the site is surrounded all commercially zoned property. Wall mounted utility and meter equipment shall be painted to match the building façade it is attached to.

Other: The plans do not show any trash receptacles located at the building entrances as required per code, however a detail of the type is provided. A decorative trash receptacle shall be required by any entryway doors into the building. The dumpster provided is shown at the Southeastern corner of the parking lot and it will be compliant with City regulations and includes masonry walls with brick color to be complimentary to the main building, metal gates and a pedestrian door. There is a retaining wall proposed, which is to be constructed with masonry, detail is provided.

Waivers/Variances: The following waivers are requested:

1. 6.103.7 – Request to allow up to 50% of secondary materials (i.e., architectural composite metal panels) on all four sides of the building. **STAFF SUPPORTS.**

Summary: This plan is for an 18,979 square foot, two story medical office building. The waiver as requested above, is subject to Planning Commission approval. The remaining items to address are minimal, and are included in the requested conditions of approval below:

Recommendation: Staff recommends approval of the site plan for the Legacy 5 Medical Office Building, subject to the conditions of approval below.

Planning and Zoning:

1. All requirements of 6-103.7 shall be adhered to.
2. All brick shall be clay, baked and individually laid.
3. Wall mounted utility and meter equipment shall be painted to match the building façade upon which it is affixed to.
4. Poles and bollards used for signage shall be painted black or a complimentary muted color. Galvanized channel posts are not permitted.
5. Poles used for parking lot lighting fixtures shall be painted black or a complimentary muted color and located in yards or planting beds and not in parking areas or drive aisles.

6. Provide a decorative trash can and bike rack at the front of the building. Details provided but location not verified.
7. Provide crosswalk striping in the parking lots to provide safe pedestrian pathways to the building.
8. HVAC equipment shall be adequately screened by masonry walls complimentary to the building and dumpster enclosure.
9. Landscape plan comments are via separate cover and shall be addressed prior to the submittal of construction documents.
10. Detention/retention ponds shall be screened with adequate vegetation.
11. Signage shall be reviewed via a separate application to the Planning Department. No variance is requested for any additional signage.
12. When the final plat is submitted, please show the cross access easement to Lots 4 and 6.

Public Works:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. Per the conditions of the preliminary plat approval, each lot shall pay \$2,000 per acre at the time of land disturbance permit until \$125,000 is reached for the installation of high-mast LED lighting at the I-40 interchange.
3. TN Rule 400-10-.04 need at construction plans.
4. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
5. Sewer availability requested.
6. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
7. Additional ADA spaces may be needed depending on the type of medical office.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. The WWUD has no comments.