



## MEMORANDUM

**Date:** October 16, 2025

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

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

**Re:** Treymor Amenity Center  
Site Plan  
Map(s) – 32  
Parcel(s) – 029.00, 030.01, 031.00, 31.01

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**Request:** CSDG, on behalf of Pulte Homes, requests site plan approval for the amenity center in the Treymor subdivision on Bender Ferry Road in district 1.

**History:** The Treymor PUD was established in 2023 via ordinance 2023-27. The total PUD consists of 317.41 acres and is zoned RS-40 PUD.

**Overview:** The disturbed area for this amenity is 1.52 acres. This amenity area is located on the north side of the main drive, near the main entrance to the subdivision. Amenities proposed include: a 2,230sf clubhouse, 1,909.8sf pool, grilling area, cabanas, sunning area and pickleball court. The amenity area also includes a portion of the internal 10' wide trail with a connection to the right-of-way.

**Parking:** Thirty-five parking spaces are provided. Spaces are adequately sized and drive aisle meet code requirements. Two ADA accessible spaces are provided. Sidewalk is widened to 7' where adjacent to parking to accommodate vehicle overhang. Wheel stops are not proposed except the ADA detail still shows them.

**Building Design:** The PUD was granted a building façade waiver for up to 50% secondary materials on any façade. This waiver applies to the amenity areas too. The supplied elevations indicate a brick and board and batten faced clubhouse that complies with the waiver requirements. Notes provided indicate wall mounted light fixtures will be decorative sconce type. HVAC equipment will be mounted on the ground and shall be screened from horizontal view via landscaping or masonry.

**Other:** Fencing is low maintenance aluminum material. Black coated chain link fencing is permissible around the pickleball court only. A bike rack and decorative trash receptacle are provided. The amenity area does not include a mail kiosk.

Landscaping: The landscape plans are currently under review by the City's consultant. Comments are via separate cover and shall be addressed prior to the submission of construction plans to Public Works.

Summary: Items remaining to be addressed are minor and can be resolved via the conditions of approval below.

**Recommendation:** Staff recommends approval of the site plan for the Treymor subdivision amenity center, subject to the following conditions:

Planning and Zoning:

1. All conditions of ordinance 2023-27 shall be adhered to.
2. Landscape plan comments are via separate cover and any comments received shall be addressed prior to submitting construction plans to Public Works.
3. Any signage shall be reviewed and approved via a separate application to the Planning Department.
4. All brick shall be clay, baked and individually laid.
5. All poles, posts and bollards shall be powder coated black.
6. HVAC equipment shall be screened from horizontal view via masonry or landscaping.
7. The chain link fencing around the pickleball court shall be coated black.
8. Remove wheel stops from the ADA detail on sheet C5.01.

Engineering:

1. Landscaping plans shall be approved before the issuance of the erosion control permit.
2. Drainage summary under preliminary review. A comprehensive review will take place at construction plan review.
3. General note: Pool shall drain into the stormwater system.
4. Stormwater: change pool discharge not to infiltrate to grass, not pipe to storm system creating an illicit discharge.

WWUD:

1. WWUD has no comments.