



MEMORANDUM

Date: November 21, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: McFarland Farms Ph.1A, 1B, & 2
Preliminary Plat
Map - 077
Parcel(s) – 22.00, 22.01, 22.02, 22.03, 23.00

Request: Barge Design Solutions, on behalf of their client, Tulit Investments, is requesting preliminary plat, associated right-of-way and infrastructure approval for Phases 1A, 1B and 2 of the McFarland Farms Mixed use development. This property is located at 5238 Old Lebanon Dirt Road, in District 3.

Overview/History: This PMDP-PUD was originally approved by the Board of Commissioners via ordinance 23-14. The property was annexed via ordinance 23-13. A final master development plan was approved by the Planning Commission in November 2023. The zoning is CTC-PUD and the overall acreage of the subdivision is approximately 112 acres. The phases included in this preliminary plat, 1A, 1B & 2 include both attached and detached residential units.

Analysis: This preliminary plat lays out the lots and infrastructure for the McFarland Farms Commercial Mixed-Use PUD, located along Old Lebanon Dirt Road and Cedar Lane and includes only residential units in phases 1A, 1B & 2. Seventy-four single family detached (of 175 total approved with the pmdp) and 184 (of 189 total approved with the pmdp) attached townhome units are included in these phases. The townhome lots are being platted and sold.

Landscape plans are under review and comments are via separate cover. All landscape plan review comments shall be addressed prior to submittal of construction documents to Public Works. The amenity areas shall be approved via a separate application to the Planning Department.

Elevations are not provided despite requests from staff, all conditions of preliminary master development plan shall apply. Notes provided indicate intended compliance with items from initial reviews including the mail kiosk, fencing, driveway depth, mail kiosk, subdivision lighting, meter screening, etc.

Summary: This preliminary plat is substantially compliant with the final master development plan approved in November 2023. Minor revisions to the lot layout have been made, overall lot count approved with preliminary master development plan approval is not and shall not be exceeded. The elevations approved with the final master development plan are not provided with this

submittal; all conditions of previous approvals shall apply and any changes to the proposed product shall require further review.

Recommendation: Staff recommends approval of the preliminary plat for McFarland Farms Phases 1A, 1B & 2 subject to the conditions below:

Planning and Zoning:

1. All requirements of ordinance 2023-14 shall be adhered to.
2. The column separating garage doors shall be masonry per code requirements.
3. Provide final drafts of all proposed covenants and grants of easement which are proposed for filing with final plats. Such documents shall be in a form approved by legal counsel.
4. Provide final drafts of all proposed documents establishing a homeowner's association or similar organization created for the purpose of owning and maintaining any common open space or facilities associated therewith.
5. Single family and Townhomes driveways shall be 22' long.
6. Staff does not support full sides with only secondary façade materials on the townhomes.
7. The eastern most amenity center (townhomes and single family) shall be completed by the issuance of the 150th Certificate of Occupancy. A site plan submittal will be required.
8. Signage is reviewed via a separate application to the Planning Department.
9. Landscape plan review comments shall be addressed and the landscape plans approved before submitting construction plans to Public Works.
10. Farm style, low maintenance fencing is required along Old Lebanon Dirt Road and Cedar Lane per ordinance 2023-14.
11. The single-family product facades shall consist of 70% masonry and 30% secondary, vinyl prohibited, per ordinance 2023-14.
12. The multi-family and commercial structure facades shall include 40% masonry, 30% hardi board and 30% board and batten, vinyl prohibited, per ordinance 2023-14.
13. Label all corner and edge lots as critical facades. This shall include all townhome units as well.
14. Remove R-1 from the existing zoning on sheet C0.00.
15. Provide a detail of the picket fencing. Revise to a low maintenance material like aluminum.

Engineering:

1. Previously approved PMDP conditions apply.
2. The plan is currently under construction plan review. Therefore, comments will be provided in this manner.
3. Construction plans will not be approved until the Preliminary Plat has been approved by the Planning Commission.

West Wilson Utility District:

1. WWUD is finalizing water plans for this development.

Wilson County Schools:

1. No Comments