



MEMORANDUM

Date: November 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Golden Bear Wine & Spirits –
6330 Golden Bear Gateway
Site Plan/Final Master Development Plan
Map - 077
Parcel(s) – 072.21 & 072.25

Request: Heritage Civil on behalf of their client, Robinson Properties is requesting a final master development plan and site plan approval for Golden Bear Wine and Spirits retail center, located at 6300 Golden Bear Gateway in District 3.

Overview: The subject site is located on Golden Bear Gateway, between Athletes Way and Rutland Drive. It is zoned CRC-PUD and consists of approximately 1.23 acres. The site is presently undeveloped. This outparcel is located within the Project Jolene PUD, approved via ordinance 22-30.

Final Master Development Plan:

The subject site is part of Project Jolene PUD, and as such requires submittal of this final master development plan. The final master development plan conforms with the previously approved preliminary master development plan.

Site Plan:

6-103a Commercial Bulk Regulations: Building setbacks are correctly displayed, 30' front, 10' side and 20' rear. The tallest portion of the building is 32' 1 3/16", below the maximum of 35' height allowance in CRC zoning. The maximum building coverage allowance is 50%, and the proposed building will only impose 21.2% of the coverage area. The impervious surface allowance is 70% for the entire PUD, and this project proposes 78.4% which exceeds the 70% maximum allowance and will need to be adjusted accordingly.

Pedestrian & Vehicular Access: Vehicular access is via a right in/right out off Golden Bear Gateway and internal shared access drives with adjacent parcels. A 10' wide asphalt walking trail is proposed along the site's external road frontage, and a pedestrian connection is provided via internal sidewalks from the side. Pedestrian striping is included across drive aisles where appropriate.

Article IX Parking: Forty-four parking spaces are required by code, under general retail sales and service. The applicant is proposing 59 spaces combined that will include three ADA accessible spaces. The spaces were determined by general retail sales (26) and retail liquor store sales (33). Parking spaces and drive aisles are appropriately sized. Wheel stops are not proposed nor permitted, and ADA signage is to be placed in the bollards.

Article X Landscaping: The landscape plans are under review and comments will be sent separately. All landscape plan comments received shall be addressed before submitting construction drawings to Public Works. The site is not subject to landscape screening buffers.

6.103.7 Commercial Design Standards: The retail center is 11,389 sf, and one story. The building façade is primarily faced with masonry, and a waiver has been requested due to a minimal amount of metal coping (3.2%) has been requested. The rooftop mechanical equipment is screened via the parapet walls. There has been no wall mounted lighting proposed, however, should it be included in the future, it must be decorative in nature. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to.

Other: There are two dumpster enclosures proposed, one for the liquor store, and the second one to be utilized by the remaining tenants. The details provided show that it adheres to code, by providing a metal gate, pedestrian door and masonry enclosure. Staff recommended the use of just one dumpster; however, the applicant has requested two separate dumpsters due to the apparent need for a singular one for the liquor store. A photometric plan has been provided and is acceptable. Parking lot lighting is decorative black poles. All parking lot lighting shall be mounted within landscape beds or in the yards.

A wave style bike rack and decorative trash can details have been provided, however the location has not been shown. Both the bike rack and trash receptacles shall be located at the front of the building. Retaining walls are proposed and notes indicate compliance with City requirements.

Summary: This submittal is for the Golden Bear Wine and Spirits retail center located on Golden Bear Gateway in the Project Jolene PUD. The final master development plan is in substantial conformance with the previously approved PUD and the preliminary master development plan. Outstanding issues are minor and may be addressed via the conditions of approval below.

Waiver: The following is requested.

1. Request to allow metal on the facades, not to exceed 3.2% of the total façade area. STAFF SUPPORTS

Recommendation: Staff recommends approval of the site plan and final master development plan for Golden Bear Wine and Spirits retail center, subject to the following conditions and any waivers approved by the commission:

Planning and Zoning:

1. All conditions of ordinance 2022-30 shall be adhered to.

2. All requirements of the commercial design regulations, 6-103.7, shall be adhered to.
3. Brick shall be clay, baked and individually laid.
4. Stone shall be individually laid.
5. Flammable landscape materials shall not be permitted within 3' of the building.
6. Wall mounted utility and meter equipment shall be painted to match the façade of the building it is attached to.
7. Poles and posts shall be painted black.
8. Channel posts are prohibited.
9. Bollards shall be painted a color complimentary to the building or black. Yellow is prohibited.
10. Landscape plan design comments will be under separate cover and comments received shall be addressed prior to the submittal of construction documents to Public Works.
11. Signage shall be reviewed via a separate application to the Planning Department.
12. Impervious surfaces exceed the maximum permitted, this shall be revised on subsequent submittals.

Engineering:

1. Previously approved PMDP/PUD conditions apply.
2. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place
3. Sewer availability has been requested and granted via the Project Jolene PUD.
4. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
5. A letter of approval from WWUD shall be provided prior to the issuance of the Land Disturbance Permit.
6. Provide a Jarrett 1,500gal grease trap for each grease trap proposed. Provide standard detail within the Civil set.
7. Provide City multi-use path/greenway standard detail within the Civil Set.
8. Provide the PMDP/PUD conditions as a sheet in the resubmittal.
9. The driveway onto Golden Bear Place shall be right-in/right-out only and the median shall be extended past the driveway.
10. Sidewalks adjacent to parking shall be 7' wide to account for vehicle overhang.
11. Curb and gutter shall be provided on Golden Bear Gateway along the frontage with the shared-use path.
12. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.
13. A signal warrant analysis shall be prepared for the intersection of Golden Bear Gateway and Rutland Drive prior to construction plan approval. The signal shall be installed if warranted.
14. The slopes shall not be steeper than 3:1.

WWUD:

1. Storm lines shall have a minimum of 18" vertical clearance between the storm lines and the water lines.
2. The proposed grading shall not result of having more than 10' of cover over the water line or less than 3' of cover the water line.
3. The tap configuration needs to be discussed.

Wilson County Schools:

1. No Comments Received.