



## MEMORANDUM

**Date:** August 15, 2024

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

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

**Re:** Everette Downs Mixed Use  
FMDP/Site Plan  
Phase 1, Lots 3 & 5, Buildings 1-3  
Map – 072P, Group A  
Parcel(s) – 014.00

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**Request:** CSDG, on behalf of their client, Robinson Developments, is requesting Final Master Development Plan and Site plan approval for Phase 1, Lots 3 & 5, buildings 1-3, of the Everette Downs Commercial Mixed Use PUD, located on N. Mt. Juliet Road, in District 3.

**History/Preliminary Master Development Plan:** This PUD was established via Ordinance 2024-34 and its associated Preliminary Master Development plan. The proposed development area consists of 11.67 acres. The Preliminary Plat shows the creation of five lots, and is proposed on this same agenda. The property is zoned CTC-PUD.

**Final Master Development Plan & Site Plan:** The Final Master Development Plan is in substantial conformance with the previously approved Preliminary Master Development Plan. The overall site layout was established with the PMDP and has not changed significantly with this FMDP submittal, which is specifically for Phase 1, Lots 3 & 5. The most significant change was the addition of a fifth lot, created out of former lot 3, to be developed in Phase 1, whereby four lots were previously proposed. The overall number of structures on the property has not changed.

The FMDP reflects many of the changes requested by staff, Planning Commission and the Board of Commissioners. The previously supplied development timeline indicates construction beginning Q1 2025 of Lot 3, with development completion Q2 2027.

**Site Plan:** The Site Plan, as submitted is for Phase 1, Lots 3 & 5, Buildings 1-3, which will incorporate three commercial buildings. This will include the Lot 5, building #1 which is a 10,655 of mixed use retail space. Building 2 is 7,670 sf retail/restaurant mixed use, abutted to Building 3 which is the 23,485 sf Sprouts grocery store. Separate site plans will be submitted for Phases 2 and 3, that include additional commercial units and the Multi-family portion of the development.

Bulk Standards: The total acreage of the proposed development is 11.67 acres. The commercial component of this development that includes lots 1, 2, 3 & 5, will incorporate 8.16 acres (69.9%) and will include five buildings combined, along with associated parking. The multi-family residential, lot 4, will incorporate 3.51 acres (30.1%) and is not part of this phase/submittal.

Vehicular Access: The property has frontage along N. Mt. Juliet Road and a traffic signal has been indicated at the main entry drive. Access will also be available by cross access easement through the Physicians Plaza property directly North that will provide connection to East Division Street directly across from the Train Station parking area. Decorative street lighting is proposed throughout the development.

Streets/sidewalks: The existing sidewalk along N. Mt. Juliet Road will be replaced and upgraded to 6' in width along the corridor. The internal sidewalk network is shown in the commercial portion with connections throughout, directly to North Mt. Juliet Road and also will provide access to the Northern portion of the entryway.

Parking: Parking data indicates for the proposed building #1, Lot 5, includes a mixed use of restaurant and retail, and indicates minimum parking of 53 spaces, with proposed parking of 56 spaces that will incorporate 3 handicapped spaces. Buildings #2 & 3, Lot 3, of which includes the Sprouts grocery store, along with restaurant and retail space, indicate minimum parking requirements of 177 spaces. The proposed parking is for 200 spaces, and will include 9 handicapped spaces. Parking has been determined by the proposed use for each space incorporated within these specific buildings.

6.103.7 Commercial Design Standards: All requirements of 6-103.7, shall be met, excepting any variances/waivers as approved by the Board of Commissioners and indicated in the approved variance/waiver listing below. A variance was granted to allow for 65% masonry and 35% secondary materials on all facades allowed.

Bollards, poles and posts are painted to match the site palette. The site includes retaining walls, these shall be faced with brick or stone to match the building materials. Handrails are provided for walls with 30" or greater height and will be requested to be decorative in nature. Decorative trash receptacles and wave style bike racks are provided throughout the development. Black powder coated cart corrals were approved at PMDP for the Sprouts grocery store location.

5.104.1 Residential Development Standards – The multi-family structures are not included as part of this phase, full compliance with the residential zoning regulations will be required at Site plan submittal.

Landscaping: Landscape plans are under review and comments are coming via separate cover. All comments shall be addressed before construction plans can be submitted. Enhanced landscaping has been requested to be placed throughout the development due to waivers as approved by the Board of Commissioners and indicated in the approved waiver listing below.

**Variance/Waivers:** There were a number of substantial variances/waivers granted as part of the Preliminary Master Development approval. The following is a list of all variances/waivers as granted by the Board of Commissioners, Ordinance 2024-34. Some variances/waivers may include phases, such as the multi-family residential (Lot 4), which are not submitted on the included site plan, but to be submitted at a later date and will also be included at that time:

1. The Board of Commissioners granted a variance to 6-103.7 Allow for 65% masonry, 35% secondary materials on all facades allowed.
2. The Board of Commissioners granted a variance to 5-104.1 Parapet screened rooftop HVAC units for the multi-family buildings allowed. (*Residential, Phase 2, Lot 4*)
3. The Board of Commissioners granted a variance to 5-104.1 Allowed to omit the multifamily perimeter fence. (*Residential, Phase 2, Lot 4*)
4. The Board of Commissioners granted a variance to 5-104.1 Allow for 65% masonry, 35% secondary materials on all facades. (*Residential, Phase 2, Lot 4*)
5. The Board of Commissioners granted a variance to 5-104.1 Allowed to omit a tot lot. (*Residential, Phase 2, Lot 4*)
6. The Board of Commissioners granted a variance to 5-104.1 Allowed building separation of 20', buildings will be sprinkled. (*Residential, Phase 2, Lot 4*)
7. The Board of Commissioners granted a variance to 5-104.1 Allow for 1.5 parking spaces per multi family unit but required additional visitor parking. (*Residential, Phase 2, Lot 4*)
8. The Board of Commissioners granted a variance to 10-111 allowing to omit the landscape buffer between residential and commercial areas of the PUD but require enhanced landscaping in this area in lieu of the buffer.
9. The Board of Commissioners granted a variance to 6-102 Allowing a minimum of 10,000sf for the grocery store use in lieu of 20,000sf.
10. The Board of Commissioners granted a variance to Article 11 Signage as shown on the PMDP plans. Required to relocate the monument sign on lot 2 to the far northwestern corner to allow adequate line of sight distance due to the pylon being on the same lot.
11. The Board of Commissioners granted a variance to 10-111 allowing for a 10' wide buffer around the PUD in lieu of the required 20' buffer.
12. The Board of Commissioners granted a variance to 5-103 & 6-103 Allowing up to 80% impervious surfaces for the entire PUD.
13. The Board of Commissioners granted a variance to 6-103.7 Allowing standing seam metal roofs on the structure on lot 3.

**Summary:** The Final Master Development plan is in substantial conformance with the Preliminary Master Development Plan (ordinance 2024-34) and the Site Plan reflects many of the revisions requested from previous reviews. A Preliminary Plat for this development has also been submitted on this agenda as well. Outstanding items are minor and may be addressed via the conditions of approval below.

**Recommendation:** Staff recommends approval of the Final Master Development plan and the Site plan, for Everette Downs, Phase 1, Lots 3 & 5, buildings 1-3, subject to the conditions as noted below.

#### Planning and Zoning:

1. All conditions of approval for the Preliminary Master Development Plan PUD, via Ordinance 2024-34, shall be adhered to.
2. All Landscape plan review comments shall be addressed prior to the submission of construction documents.
3. Provide enhanced landscaping on the Northern property line to shield the rear of Building one on Lot five from the property to the immediate North.
4. Sheet, L1.04, provide additional landscaping as a continuation around the remainder of the detention pond (south/southeast portion).
5. Sheet C-1C, Paint the rear of the elevated parapet wall a color to match the brick on the building.
6. Sheet C-1B, Paint the dock/delivery doors a color to match the brick on the building.
7. All signage shall be submitted and reviewed via separate application to the Planning Department. All signage other than as specifically approved via the PUD, shall comply with Article, XI., Sign regulations.
8. Sheet C6.01, all materials used for the 4 rail, split fence shall be low maintenance materials, such as composite, and black or a color complimentary to the development.
9. All decorative fencing shall be low maintenance and painted black or a color complimentary to the overall development site.
10. All wall mounted lighting shall be decorative in nature. Wall packs are prohibited.
11. Label all building by number or name on the architectural elevations.
12. Retaining wall handrails, as required, will be decorative in nature and painted black or a color complimentary to the development site.
13. Provide rack space for 5 bicycles on lot 5.
14. Provide additional landscaping around electrical transformers and meters located throughout Lots 3 & 5.

#### Public Works:

1. Previously approved PMDP/PUD conditions apply.
2. Landscaping plans shall be approved before construction plans are approved.
3. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
4. The drainage report is under preliminary review. A comprehensive review of the drainage report will take place at construction document review.
5. The cost of the traffic signal and the amount of the per lot contribution shall be confirmed when the LOC for offsite improvements is placed prior to the commencement of construction of the offsite improvements. Bids for the work will be required for Public Works and Engineering review during LOC placement.
6. All grading shall be 3:1 or flatter.
7. Pretreatment options will be finalized at construction plan review.
8. No additional lanes shall be added to North Mt. Juliet Road based on the results of the traffic impact study.
9. Trucks may not back across the central drive.
10. Patios may not impede on pedestrian movements.
11. All perpendicular parking lanes shall be at least 26'.
12. Detectable warning mats shall be yellow.
13. Monument signs may not be within the site triangles for the intersection.

14. The transition from three lane section to two lane section on the private road shall be laid out in the construction plans. Staff recommends adding a bay taper on the right-turn lane and keeping the left-turn lane continuous.
15. Sewer profile "B" shows 4" diameter main. It shall be 8" diameter minimum.
16. If project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

Wilson County Schools:

1. No comments were provided.

West Wilson Utility District:

1. Comments were not submitted this review cycle.