



MEMORANDUM

Date: November 21, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Legacy Pointe Retail
Site Plan Modification
Map - 078
Parcel(s) – 13.14

Request: Para Design, LLC, on behalf of their client, LP Land Holdings, LLC, are requesting approval of a site plan modification for Legacy Pointe Retail, located at the corner of Legacy Pointe Blvd., and Rutland Drive, in District 3.

Analysis: The development site is located on the corner of Legacy Pointe Blvd., and Rutland Drive, just South of Golden Bear Gateway in the Legacy Pointe Development, lot 9. The property is 3.44 acres and is zoned CI, Commercial Interchange. The initial use for the proposed buildings A and B, were retail and restaurant. The site plan modification, as submitted, is for an additional retail building, shown as Building C to the South of Buildings A & B. This use is requested as retail as well. All three building uses are permitted within the CI, Commercial Interchange district. Building C, as submitted under this modification is approximately 10,841 square feet with a proposed retail use.

Article VI Bulk Regulations: The required yards are correctly rendered (30' front, 10' side and 20' rear) and the structures do not appear to violation them, showing frontages on both Legacy Pointe Blvd., and Rutland Drive. Building and impervious surface coverages are within the required code, 20.2% (50% max) and 79.06% (80% max) respectively. Pervious pavers are utilized to achieve compliance. The proposed building heights are 30' at the highest structural point and meet within the maximum height allowance of 35'.

Vehicular and Pedestrian Access: Two vehicular access points are proposed, one at the Southwestern corner on Legacy Pointe Blvd., and the second at the Northeastern corner at Rutland Drive. The drive aisles as shown are appropriate in width, being 26' in between parking areas and rows.

Eight-foot-wide sidewalks are proposed along Legacy Pointe Blvd., along with a six foot wide sidewalk Rutland Drive. Multiple pedestrian connections to the right-of-way throughout the site are proposed.

Article IX Parking: Parking for the restaurant spaces are 1 space for every 100 square feet of floor space, with a requirement of 92 spaces, and for commercial retail, with 1 space for every 250 square feet of floor space, with a requirement of 85 spaces. There is a requirement of 177 spaces to be provided, including six ADA spaces. The applicant is providing 193 spaces, which will include eight ADA spaces due to the business type and high traffic seasonal demands. All parking spaces are appropriately sized. Bicycle parking is proposed at the front of the building and an adequate detail is provided. Wheel stops are not proposed nor permitted.

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. The street yard vehicular surface planting required alongside Rutland Road and Legacy Pointe Blvd., are shown. There is no transitional protective yard requirement.

6-103.7 Commercial Design Guidelines: Building height is identified at 30, below the maximum permitted of 35'. The building overall façade is faced with masonry materials (83.42%), and prefinished metal panels (16.58%). A waiver has been requested for a combined maximum of 16.58 % secondary materials on all elevations, and is broken down as follows:

East – Masonry 67.87% / Secondary 32.13%
West – Masonry 97.80% / Secondary 2.20%
North – Masonry 93.12% / Secondary 6.88%
South – Masonry 81.79 % / Secondary 18.21%

The HVAC equipment is not shown; however, it is noted that all equipment will be screened via parapet walls on the roof. Wall mounted light fixtures are decorative designs and parking lot lighting fixtures are acceptable. The photometric plan does not indicate excessive light bleed off the property lines. Wall mounted utility and meter equipment shall be painted to match the building façade it is attached to. The rear of the parapet tower elements is not finished with masonry, rather metal to match the building.

Other: The plans show trash receptacles and bicycle racks located at the front of each of the three buildings. The two dumpster enclosures are compliant with City code and are to include masonry walls, steel gates and a pedestrian door. Decorative aluminum fencing is shown around the proposed outdoor patio area on the East elevation of Building C. All fencing shall be low maintenance material. Retaining walls as shown are to be constructed of segmental block.

Waivers/Variations: The following variances are requested – STAFF SUPPORTS

1. 6-103.7 CDS - Masonry façade materials. Request to allow up to 16.6% secondary materials in aggregate for all three buildings. The breakdown is as follows:
East – Masonry 67.87% / Secondary 32.13%
West – Masonry 97.80% / Secondary 2.20%
North – Masonry 93.12% / Secondary 6.88%
South – Masonry 81.79 % / Secondary 18.21%

Summary: This proposal is for the addition of Building C to the previously approved LP Retail Center. The previous iterations show Buildings A and B only. The City's zoning supports this type

of commercial development. A revised final plat, to increase the area of the lot, has been submitted and is on this agenda.

Recommendation: Staff recommends approval of the site plan modification for the LP Retail Center at Rutland Drive and Legacy Pointe Blvd, subject to the conditions below.

Planning and Zoning:

1. The building façade shall consist of 100% brick and/or stone, unless the requested waiver for the secondary materials is granted.
2. All roof mounted HVAC equipment shall be screened via parapet walls.
3. Provide details of building mounted lighting fixtures, which shall be decorative in nature.
4. The landscape plan comments will be via separate cover. Landscape plan comments shall be addressed prior to submitting construction drawings.
5. All signage shall be submitted by separate application to the Planning Department.
6. Provide additional crosswalks and striping throughout the dumpster corrals and to loading zones, for customer and employee safety.
7. Brick shall be clay, baked and individually laid.
8. Stone shall be individually laid.
9. Provide a fence detail. All fencing shall be constructed with a low maintenance material.
10. Poles and posts shall be decorative and painted black or a neutral color compatible with the site.
11. Bollards shall not be painted yellow, rather a neutral color compatible with the site.

Engineering:

1. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval.
2. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
3. Landscaping plans shall be approved prior to the approval of the construction plans.
4. Each proposed restaurant shall have its own (1,500 gallon minimum) grease trap.
5. 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.
6. The development is requesting a median cut in Legacy Pointe Boulevard. Previous iterations of the site included a median cut closer to the intersection of Legacy Pointe Boulevard and Rutland Drive. The proposed location reduces conflict with the intersection and is more suitable.
7. The curb line on Legacy Pointe Boulevard shall be adjusted, as shown, to eliminate the on-street parking that would otherwise hinder intersection sight distance at the driveway.
8. A R3-4 sign (No U-Turns) shall be installed in the medians of Legacy Pointe Boulevard to eliminate U-turn movements at the driveway.
9. An additional curb ramp is needed on the southwest side of Building C to connect the pedestrian access route from the public right-of-way to the buildings.
10. If project is approved, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

West Wilson Utility District:

1. Service configuration may change.
2. Add note: All private fire hydrants shall be painted white.

Wilson County Schools:

1. No Comments