



MEMORANDUM

Date: April 16, 2026

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 7110 Central Pike – Providence Central
Preliminary Plat
Map - 097
Parcel(s) – 025

Request: Heritage Civil, on behalf of their client, Cumberland Advisors, is seeking preliminary plat approval for a portion of the Providence Central PUD located at 7110 Central Pike. This is located in District 3.

Overview: The subject property is located in the Providence Central PUD, on the south/west side of Central Pike, established in 2013 via ordinance 2013-12. The PUD has been amended a few times over the ensuing years. The total area included in this preliminary plat includes 96.19 acres over four lots. The zoning of this area of the PUD includes CMU PUD and RS20 PUD.

The zoning district line is incorrectly drawn, a PUD amendment in 2023 via ordinance 2023-07 is noted as the reason this line is shown as is. Staff researched the history of the amendments and can find no evidence of this zoning being changed, the PUD amendment applied only to “area B1” of the PUD. The subject area of this preliminary plat is known as “areas A, G, H1 and H2” only. An associated mass grading request is also on this months agenda.

The proposal includes all checklist items. Building setbacks are correctly rendered. Lot areas exceed the minimum required for the base zoning districts. The plat also will establish a minor collector street section through the area to provide access to the lots.

Summary: This preliminary plat will establish 4 lots and a minor collector in the Providence Central PUD. Outstanding issues are minor and found in the conditions of approval below.

Recommendation: Staff recommends approval of the preliminary plat for Providence Central with the following conditions:

Planning and Zoning:

1. All conditions of ordinance 2013-12 and all subsequent applicable PUD amendments shall be adhered to.
2. Revise the zoning line to reflect the actual zoning district boundary.

Engineering:

1. Lot 1 will need an additional plat to dedicate right-of-way for the public roadway connecting Providence Parkway and John Hagar Road prior to any site plan submittal.

WWUD:

1. No Comments. This is in Gladeville's service area.

Wilson County Schools:

1. No Comments Received.