



MEMORANDUM

Date: November 16, 2023

To: Luke Winchester, Chairman
and Planning Commission

From: Jennifer Hamblen, Planning Director
Jon Baughman, Deputy Planner

Re: McFarland Farms
Final Master Development Plan Phases 1A, 1B, 2 & 3
Map – 077 Parcel(s) – 021.00, 022.00, 022.01, 023.00

Request: Tulit Investments seeks Final Master Development Plan approval for McFarland Farms Phases 1A, 1B, 2 and 3 in District 3 on Old Lebanon Dirt Road.

History: This PUD is located on the south side of OLDR, east of Cedar Drive. The property was annexed, and the land use plan was amended earlier this year. The Preliminary Master Development Plan was approved in early 2023 also (ordinance 2023-14).

Overview: The property is 110.3 acres on the south side of Old Lebanon Dirt Road, east of N. Mt. Juliet Road and the Valley Center. The zoning is CTC PUD. The total number of residential units is 674. The overall residential density is 6.1 units per acre. The estimated population at buildout is 2,225 people. Minimum lot size approved for this development is 5,000 sq ft with an average of 7,568 sq ft.

The development timeline proposes a 2024 groundbreaking and a 4-5 year build out. The Preliminary Master Development Plan phasing plan indicated three phases with phase one divided into three sections. The commercial mixed-use component of the PUD is phase 1C. This FMDP does not include phase 1C at the northwest part of the site, including only the single family and townhome portions of the PUD.

Final Master Development Plan: The Final Master Development Plan under review here is for Phases 1A, 1B, 2 and 3 only, which includes townhomes and single-family areas of the PUD. These phases do not include the western commercial mixed-use portion. Included in this FMDP:

Residential lots in these phases:

50'x100'	60
50'x125'	11
60'x125'	91
75'x125'	13
Townhomes	189

Total: 364/674 total

Bulk Standards: The information provided on sheet C1.00 in the parcel table do not match what was approved and what is drawn on the plans. As drawn:

Single Family:

Front: 20'

Side: 7.5'

Rear 20'

Townhomes:

Front (Internal): 10'

Front (OLDR): 15'

Side: 10' (will be sprinkled)

Rear: 20'

6-104 Mixed Use Regulations: The mixed-use component of this PUD is not included in this FMDP and will be submitted in the future. All regulations, excepting any waivers granted at PMDP, shall be adhered to.

5-104.1 and 4-114 Development Standards for Multi-Family: The townhomes did not receive 40% brick, rather 50%, this needs to be revised. Also, staff doesn't support full sides of secondary materials on any of the units. Notes provided indicate that garages will include 14'x20' free and clear space.

5-104.4 Single Family Residential Development Standards: The elevations indicate the correct façade percentages with 70% brick and 30% secondary materials. Vinyl is not proposed. The front facing garage doors are separated with a column per code, it shall be faced with masonry. The interior width of a two-car garage shall contain a minimum clear space of 20 feet and contain a minimum of 440 square feet. No stairs, water heaters or other fixed items may encroach into this space. Notes provided indicate compliance with this requirement. Driveways shall be 22' long.

Open Space/Amenities: These phases include several amenity items including the single-family amenity building and dog park. The mail kiosk is located at the amenity area per PMDP approval. Decorative lighting fixtures are proposed throughout.

Landscaping: Landscape plans comments are via separate cover. Comments shall be addressed with subsequent submittals.

Variances/Waivers: The following waivers were approved via the PMDP process, ordinance 2023-14,

1. 5-103A: Side setbacks of 7.5' in lieu of 10' for single family homes.
2. 6-103A: Maximum height for multifamily residential buildings from 35' to 45' habitable space and 55' to the top of the roof.
3. 5-104.1.4.A: All HVAC equipment for multifamily units shall be located on the roof and screened by the parapet wall.
4. 5-104: Dog Park in lieu of a playground.

5. 5-104.1.4A: Perimeter fencing is not required between townhomes and single-family homes.
6. 6-103A: Minimum front setback for multifamily residential buildings from 30' to 20'.
7. 5-104.1 & 6-103A: The multifamily residential and commercial building exterior facades to include 40% brick, the remainder hardie plank, board and batten and trace metal.
8. 5-104.1: Single family home facades to include 70% brick and 30% hardie plank or board and batten.
9. Allow a beer permit for on-premises consumption within 500' of a church.
10. The front setback for townhomes along OLDR will be 15' and 10' for other townhomes
11. Roads B and H shall have front facing garages.
12. Single family lot coverage of 45%.

Summary: This Final Master Development Plan is for 364 single family and townhome lots (54% of the total residential units) and the amenities and other improvements associated with these phases. Commercial space included in this FMDP includes 0 sqft of 35,000 sqft proposed. The mixed-use phase, 1C, is not included in this FMDP and will be submitted in the next few months. The FMDP is in substantial conformance with the PMDP approved via ordinance 2023-14. Unlike many FMDP submittals, this application does not include the Preliminary Plat in conjunction with the FMDP.

Recommendation: Staff recommends approval of the Final Master Development Plan for McFarland Farms Phases 1A, 1B, 2 & 3 subject to the conditions below:

Planning and Zoning:

1. Correct the façade percentages on the elevations for the townhomes, they do not match what was approved at PMDP. The BOC granted 70% brick and 30% Cementous siding for each elevation (front, sides, rear) for Single family and 40% brick, 30% hardie, 30% board and batten or metal (metal to be used minimally)
2. Staff does not support full sides with only secondary façade materials on the townhomes.
3. Label all corner and edge lots as critical façade.
4. 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.
5. Correct the setbacks shown in the parcel data table on sheet C1.00.
6. All conditions of ordinance 2023-14 shall be adhered to.
7. The column separating garage doors shall be masonry per code requirements.
8. 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.
9. 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.
10. Single family and Townhomes driveways shall be 22' long.

Engineering:

1. Previously approved PMDP conditions apply.

2. Drainage report under preliminary review. A comprehensive review of the stormwater infrastructure/drainage report will take place at construction plan review.
3. Cedar Lane Improvements: Provide curb delineation to prohibit wrong-way movements at the right-in only access. Hatch striping shall be added to the center turn lane on NMJR in front of Cedar Drive at construction plan review.

Fire Marshall:

1. Fire Hydrants every 500' in the residential areas.
2. Fire Hydrant at the end of Road G needs to be on the corner of Road G and Road I
3. No home to go vertical until fire hydrants are in place and live. Also, roadway needs to be completed as well.
4. All townhomes will be required to be sprinklered.
5. Apartments need to have two fire hydrants on opposite sides.
6. Two fire hydrants located at the entrances of the commercial project.

WWUD:

1. The water lines shown are not WWUD's design.
2. The off-site improvements shown may result in water line relocations.
3. If the proposed water lines are installed at 5' on private property there will be another 10' of easement behind them. This results in a 15' easement.
4. In areas where the proposed water line is to be installed the street trees will not be over the water line.