



MEMORANDUM

Date: October 16, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Bradshaw Farms, Ph. 2B
Final Plat
Map – 072
Parcel - 043.05

Request: Ragan Smith, on behalf of the owner and developer, requests final plat approval for Phase 2B of Bradshaw Farms residential PUD in district 3, consisting of 112 single family lots, 9 open spaces, public and private right-of-way.

Analysis: Bradshaw Farms is located east of Jackson Hills; the communities connect via Vanner Road. The PUD was established 2022 (via ord. #2022-37). The zoning is RS-15 PUD. Phase 2B consists of 112 single family lots (of 533 total for the PUD), 9 open spaces lot, along with public and private right-of-way. The total area being platted in this phase is 56.32 acres; 32.58 acres of open space 0.72 acres of private R-O-W, 8.33 acres of public R-O-W, and 14.60 acres in residential lots. The lots included in this phase are 98-141, 198-209, 273-302 and 331-356. This also includes lots 15-21, 23 and 24 for open space.

Setbacks are consistent with previous approvals, with 30' f, 7.5' s and 20' r for the Villa lots, and 20' f, 7.5 s, and 20' r for the cottage lots. Six-foot-wide sidewalk is shown on both sides of the streets. The critical lots have been identified. Addresses have been provided.

Summary: The applicant has addressed most of the comments from open tech. review and those located in the final plat checklist. Any outstanding items are addressed in the conditions of approval below.

Recommendation: Staff recommends approval of the final plat for Bradshaw Farms Phase 2B, subject to the following conditions:

Planning & Zoning:

1. All conditions of ordinance 2022-37 shall be adhered to.

Engineering:

1. General note: Ensure all plat certificates match verbiage from the Land Development Code. The signing of the final plat can be delayed, and the final plat returned to applicant for revision if verbiage does not match the Land Development Code.

WWUD:

1. An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances.
2. Add the following note: "All West Wilson Utility District waterlines have a 20' wide easement. Said easement being 10' each side of the center line of the water line."