



MEMORANDUM

Date: May 15, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Silver Springs Ph. 8-13
Final Master Development Plan
Map - 054
Parcel(s) – 45.00

Request: Lose Design, on behalf of their client, Universal Builders LLC., is seeking a final master development plan and preliminary plat approval for phases 8-13 of the Silver Springs subdivision, located off Benders Ferry Road. This is located in District 1.

Overview: The subject property consists of approximately 47.39 acres, on the East side of Benders Ferry Road, and North of Lebanon Road, is an extension of the existing Silver Springs subdivision. The zoning is RS-20 with a PUD overlay. The PMDP-PUD was originally approved in 2003, with PUD amendments following in 2014, and 2021, with the most recent to incorporate the additional phases, was approved by the BOC, in January 2025 via Ordinances 25-03 (annexation) and 25-04 (PMDP-Rezone). The proposed density is 1.94 units per acre and a total unit count at buildout of 92 homes.

Final Master Development Plan:

Overview: The property is 47.39 acres on the East side of Benders Ferry to the North of Lebanon Road. The property is an extension of the existing Silver Springs subdivision, phases 1-7. The current acreage is undeveloped, previously Wilson County zoned agricultural land. The annexation along with the preliminary master development plan/rezone was amended to include the additional phases 8-13 via Ordinances 25-03 (annexation) and 25-04 (pmdp/rz).

Bulk Standards: The development area consists of 47.39 acres, on which 92 lots are proposed. The property is currently undeveloped and abuts the existing Silver Springs Subdivision. The density proposed is 1.94 units/acre and Max density in RS-20 is 2.2 units/acre. The original minimum lot size under the PUD was 5,227 and average was 7,791. The amended PUD has a minimum lot size of 10,000 sf with an average of 11,000. There are no changes proposed to the bulk standards and they will be in compliance with the existing standards.

Access: This subdivision is via an extension of Mill Cove. Sidewalks are proposed for both sides of the internal streets, and will connect, beginning with Lot 85 on Mill Cove. There currently will only be one access point for ingress and egress through Mill Cove. There will be no road stubs included within the new phases.

Open space/amenities: Improved open space consists of approximately 6.94 acres of the development site or approximately 14.6% of the PUD. The scope of the open space improvements includes an asphalt paved trail. The new phases will have access to the existing amenities of the subdivision, which include a swimming pools, playground and existing walking trails.

Landscaping: The landscape plan is under review by the City's consultant currently. Review comments will come via separate cover and shall be addressed prior to the submittal of construction drawings for review by Public Works.

Other: The mail kiosk has been centrally located for the new phases, and will be located at the entrance of the new phase, next door to lot 81 on Mill Cove Rd. It is to be covered and well lit.

Variances/Waivers: The following were granted at PMDP-PUD amendment (Ord. 25-04) approval 1/13/2025 by the Board of Commissioners.

1. To have 20 lots on the cul-de-sac for Road B.
2. Have one access point for the 103 lots (7 lots already exist on Mill Cove from Phases 1-7, future expansion will add 96 additional lots).
3. Length of Road B cul-de-sac be 750 ft, exceeding 700 ft requirement.
4. To disturb steep slopes.

Preliminary Plat:

Residential Design Regulations: Elevations supplied indicate 100% masonry materials and are similar to what was previously constructed in the existing phases of Silver Springs. All homes shall have at least a two-car garage, separated via a masonry column. All single-family supplementary regulations shall apply including garage size, driveway length and width, etc., found in Article 5 of the zoning ordinance.

Other: The preliminary plat identifies the proposed elevations, that include lighting fixture and pole details along with the mail kiosk design.

Summary: This development will add 92 single family residential units to the existing Silver Springs Subdivision. The preliminary master development plan has undergone several amendments since its original approval in 2003, with the most recent to include the inception of phases 8-13, as approved by the Board of Commissioners on 1/13/25 via Ordinance 25-04. Items remaining to be addressed are minor in nature and are found in the conditions below.

Recommendation: Staff recommends approval of the final master development plan and preliminary plat for Silver Springs Phases 8-13, subject to the conditions below:

Planning and Zoning:

1. All conditions of Ordinance 2025-04 shall be adhered to.
2. All requirements of article 5-104, single family residential guidelines, shall be adhered to, excepting any waivers granted via ordinance 2025-04.
3. Two car, street-facing garages shall include two doors separated via a masonry column.
4. Driveways shall be at least 22' long and 18' wide.
5. Landscape plan comments are via separate cover, all comments shall be addressed prior to submitting construction plans to Public Works.
6. Provide enhanced landscaping around the pump station.
7. All detention/retention areas shall have their perimeter screened with vegetation.
8. Provide a development timeline in the plan set.
9. Provide elevations for all sides of the homes.
10. Brick shall be clay, baked and individually laid.
11. Stone shall be individually laid.
12. For all wet ponds, please include aeration with lighted fountains.
13. All landscape buffers shall be located in open space and maintained by the HOA, add a note.
14. The mail kiosk shall be covered, well-lit and include at least one designated parking space.
15. Provide decorative streetlighting through the subdivision within the new phases.

Public Works:

1. Previously approved PMDP/PUD conditions apply.
2. Provide drainage report for preliminary review to remain on the May 2025 Planning Commission agenda.
3. Provide profiles for the sewer mains.
4. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
5. A construction entrance shall be provided to Lebanon Road.
6. The sidewalks for these phases must connect to the existing sidewalks on Mill Cove Road.
7. The temporary turnaround on Mill Cove Road shall be removed when the street is extended.
8. Curb ramps shall be included at all intersections at construction plan review.
9. The grades of all roads and intersections will be evaluated during construction drawing review.
10. The shared-use path on Bender's Ferry Road shall be constructed prior to the 35th CO.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. Water lines shown are not WWUD's design.