



MEMORANDUM

Date: February 15, 2024

To: Luke Winchester, Chairman
and Planning Commission

From: Jennifer Hamblen, Director of Development Services
Jon Baughman, City Planner

Re: Tomlinson Pointe
Preliminary Plat
Map - 054
Parcel(s) – 73.00, 81.00, 82.02

Request: Lose Design, on behalf of their client Toll Southeast LP Company Inc, requests Preliminary Plat approval for Tomlinson Pointe, formerly known as the Curd Road Subdivision in District 1.

History: This subdivision is located south of Lebanon Road, between Curd Road and Beckwith Road. The subdivision is zoned RS-15 PUD and includes 88.88 acres and 192 lots. A Preliminary Master Development Plan and Rezoning (ord. 21-45) was approved by the Board of Commissioners in September 2021 and a Final Master Development Plan and Preliminary Plat was approved by the Planning Commission in November 2021. A PUD Amendment was approved in September 2022 which permitted more secondary materials on the homes and pushed the amenity completion to the 66th certificate of occupancy. Another PUD amendment was approved in 2023. A Preliminary Plat, reflecting these revisions from 2023, has not yet been approved.

Summary: The Preliminary Plat is being amended to reflect the changes approved on the Preliminary Master Development Plan amendment from 2023 and an additional phasing modification.

Recommendation: Staff recommends approval of the Preliminary Plat for Tomlinson Pointe, subject to any conditions found below:

Planning and Zoning:

1. Identify the landscape buffers on the plans. Landscape buffers shall be located in open space and be maintained by the HOA.
2. All conditions of Preliminary Master Development Plan approval shall be adhered to.
3. Provide farm style fencing around detention ponds to deter public entry.

Public Works:

1. All previously PUD conditions apply.

2. Stormwater Coordinator: Please revise numbering connotation and change ponds labelled 8 & 9 to 7 & 8, respectively for clarity as this development progresses.

West Wilson Utility District:

1. No comments provided this review cycle.