



## MEMORANDUM

**Date:** May 16, 2024

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** The Bluffs at Cedar Creek  
Final Master Development Plan/ Site Plan  
Map - 054  
Parcel(s) – 005.00

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**Request:** Civil Site Design Group, on behalf of their client, Forestar Real Estate, seeks final master development plan and site plan approval for The Bluffs at Cedar Creek Residential, Phases 1 and 2, located on Lebanon Road in District 1.

**History:** A Preliminary Master Development Plan, establishing this mixed-use PUD with two base zoning districts, RM-8 and CRC, was approved in November 2023 (ordinance 23-53). The entire PUD consists of 37.84 acres and has an overall residential density of 5.5 units/acre with 180 townhomes. The anticipated population is 425 persons upon buildout. This final master development plan and site plan is for the residential townhome component (RM-8) of the PUD only, labeled phase 1 and 2. Completion of the commercial section of this PUD is tied to issuance of certificate of occupancy permits for the residential units in these two phases. These triggers are detailed in the conditions of approval below.

**Bulk Regulations:** Building setbacks are standard for the RM-8 base zoning 20'f, 8's, 20'r. The Planning Commission and Board of Commissioners approved 20' building separation due to the buildings being sprinkled. The height of the proposed building is within the maximum of 35' permitted by code.

**Sidewalks:** In lieu of sidewalks along both sides of the internal streets, paved trails, ranging in width between 5' and 10' are provided throughout for pedestrian connectivity. Sidewalk is provided along each side of the main access (public) drive to Lebanon Road. The emergency access is sans sidewalk.

**Access:** Two access points are provided to Lebanon Road, the western access being for emergency access only. The units will be sprinkled and per pmdp review this was deemed sufficient to allow one full access to Lebanon Road. The residential streets will be private, the public right-of-way extends just past the traffic circle.

**Parking:** The units include two car garages and driveways of at least 22' length. The driveway width is 18'. Guest parking is provided via perpendicular spaces throughout, 79 extra spaces total. 756 residential area parking spaces are proposed, exceeding code minimums (340 spaces).

**Residential Design Guidelines:** Numerous waivers and conditions were part of the preliminary master development plan approval. The elevations provided include notes stating intended compliance with the requirements from pm dp approval. Staff requests all corner building facades be treated as high visibility facades. Elevations do not show appropriate garage doors, this shall be revised.

**Amenities:** Amenities include a clubhouse and pool, the details of which will be solidified upon submittal of a site plan for these items at a future date. The amenities shall be constructed by the issuance of the 100<sup>th</sup> residential CO.

**Landscaping:** The landscape plans are under review by the City's consultant. Outstanding comments shall be addressed prior to submittal of construction plans. The site is subject to several buffer, fencing and tree preservation requirements associated with preliminary master development conditions. Staff verified what has been addressed and what hasn't been addressed shall be addressed via the conditions of approval below.

**Miscellaneous:** Notes provided indicate that the units will be for sale via an HPR and that not more than one person or entity shall own more than one unit per PMDP conditions. Staff reviewed the final master development plan and site plan for a myriad of other requirements and any deficiencies are found in the conditions of approval below. Notes indicate lighting will be installed throughout the development and that it will be the responsibility of the HOA to maintain and operate.

**Summary:** The final master development plan and site plan subject to this review is for the residential (RM-8) phases 1 and 2 of the Bluffs at Cedar Creek only; the commercial component (CRC) will be reviewed at a future date, as will the amenity center plans. The fmdp and site plan is in substantial conformance with the previously approved pm dp. This site plan includes grading information for the whole site, including the commercial area. Outstanding issues may be addressed via the conditions of approval below.

**Recommendation:** Staff recommends approval of the final master development plan and site plan for The Bluffs at Cedar Creek Residential Phases 1 and 2, on Lebanon Road, subject to the conditions below.

**Planning and Zoning:**

1. Designate all end unit/corner facades as critical façades.
2. Provide a tree protection plan before submitting construction plans.
3. The mail kiosk shall be covered and well lit.
4. Landscape plan review comments are via separate cover and shall be addressed prior to submittal of construction drawings.
5. The commercial buildings shall be pad graded by the 1<sup>st</sup> residential CO, going vertical by the 100<sup>th</sup> CO and completed by the 180<sup>th</sup> CO, per pm dp conditions, add note to plans.

6. The amenity center shall be pad graded by the 1<sup>st</sup> residential CO, going vertical by the 100<sup>th</sup> CO and completed by the 180<sup>th</sup> CO, per pmdp conditions, add note to plans.
7. Blasting Restrictions, all blasting shall be reduced from 2 inches per second to 1 inch per second, reducing the charge by 50% from the state maximum. Certified letters shall be sent out to all property owners within 500 ft of the development's property line informing those residences they are entitled to pre and post blasting inspections. The blasting monitor shall hold a contract with the general contractor and not the blasting company.
8. The amenity center shall be completed by the 100<sup>th</sup> residential CO.
9. Per pmdp requirements garage doors shall be carriage style including windows. Garages shall comply with 5-104.4, including area, free & clear space requirements as well as inclusion of a bricked column separating parking bays. The elevations do not comply with this and do not match note 34 on sheet C2.00.
10. Amenity center approval is via a separate site plan submittal to the Planning Commission.
11. All preliminary master development plan requirements of ordinance 2023-53 shall be adhered to.
12. The mail kiosk label is in the wrong place on sheet C2.02.
13. Retaining walls shall be faced with brick or be constructed of segmental block.
14. Include city department contact information on the cover sheet.
15. Secondary façade material notes on the architectural sheets is incomplete, revise.

#### Public Works:

1. Previously approved PMDP/PUD conditions apply.
2. Landscaping plans shall be approved prior to the approval of construction plan review.
3. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
4. Preliminary drainage report under review. A comprehensive review of the drainage report will take place at the construction plan review.
5. The offsite improvements (outlined in the PMDP/PUD ordinance) at the Lebanon Rd./Mt. Juliet Rd. intersection shall be completed by the 25<sup>th</sup> C.O. No further C.O.s will be issued after the 25<sup>th</sup> C.O. until offsite improvements are completed.
6. FEMA Floodway and 100-year Floodplain shown in these plans. No development is allowed in the floodway. Any development occurring in Zone AE shall meet City requirements (floodplain permit) and obtain FEMA approval (CLOMR-F at a minimum).
7. Road F access will be for MJFD use only and will be gated in accordance with MJFD requirements.
8. TDOT approval is needed on Road A access point.
9. A signal modification plan will be required with the construction plan submittal.
10. Provide specific MUTCD sign numbers on the signal modification plan.
11. Comments that will be further reviewed at the construction plan phase:
  - Sheet C6.00, a dashed line is only needed between the northbound left-turn lanes. The additional line between the left-turn lane and the through lane can be removed.
  - C2.00, posted speed limit on Road A should be 25 mph.
  - C2.03, move the crosswalk on Road D to be in front of the stop bar at the intersection with Road B and Road E.
  - C6.00, show edge of pavement.
  - C6.00, install a R4-11 headed northbound north of the Kroger driveway.

- C6.00, move the shared lane markings to the center of the lane.
- C6.00, stripe the TWLTL through the unsignalized Kroger driveway.
- L1.50, Trees shall not block sight distance from the driveway.
- Sheet C2.01 shared left/right and right, no through movements provided?
- Sheet C6.00. “Rework Existing Traffic Signals” is a vague statement. This will need to be addressed during the construction plan stage.
- Sheet C6.00. Bike lanes should be indicated on the existing conditions.
- Sheet C6.00. Additional signage at a minimum should be put in place for bicyclists if they are not truly going to get their own lane.
- Sheet C6.00 An 8” dashed line should be placed through the intersection separating the dual left turns from the east bound approach.

WWUD:

1. There should be a water line on the north side of Lebanon Road which is not shown. This could change drainage.

If this is to be master metered the meter shall be at Highway 70.

Wilson County School District:

1. No Comments received.