



## MEMORANDUM

**Date:** February 19, 2026

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

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

**Re:** The Village at Pleasant Grove, Phase 2 - Vintage Vines  
Final Master Development Plan - Site Plan  
Map - 076  
Parcel(s) – 040.07

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**Request:** Catalyst Design Group, on behalf of their client Imagine1 Company, requests final master development plan and site plan approval for The Village at Pleasant Grove, Phase 2, known as Vintage Vines, located on Pleasant Grove Road in District 3.

**History/Overview:** The Village at Pleasant Grove mixed use preliminary master development plan was approved in 2021 via ordinance 21-48 and subsequently modified in 2022 via ordinance 22-45 to add additional area and the phase currently under review – Vintage Vines. The base zoning is CMU-PUD. Uses approved with the PMDP include multifamily residential, personal and group care, office, restaurant and retail. Phase 1 of the multifamily area of the PUD has already received approval.

### Final Master Development Plan:

The final master development plan is in substantial conformance with the previously approved preliminary master development plan (ordinance 2022-45). The plan set includes the approved preliminary master development plan for reference. Total residential units in the PMDP included 245 units (20 townhome units) and the FMDP includes 245 units (0 townhome units) It does not violate the provisions outlined below:

8-203.5 *Determination of substantial compliance.* The final development plan shall be deemed in substantial compliance with the preliminary development plan provided modifications by the applicant do not involve changes which in aggregate:

1. Violate any provisions of this article; NO
2. Vary the lot area requirement as submitted in the preliminary plan by more than ten percent; 32.72ac vs. 32.92ac = 0.99%
3. Involve a reduction of more than five percent of the area shown on the preliminary development plan as reserved for common open space; PMDP 14.83ac vs. FMDP 14.80ac
4. Increase the floor area proposed in the preliminary development plan for nonresidential use by more than two percent; and PMDP 22,500sf vs. FMDP COMMERCIAL NOT PART OF THIS PHASE

5. Increase the total ground area covered by buildings by more than two percent; PMDP 103,900 vs. FMDP 81,000sf = 22% REDUCTION
6. Involve any land use not specified on the approved preliminary development plan or the alternative list of uses for nonresidential sites. NO

#### Site Plan:

Bulk Standards: Overall density for the project is 510 units, 15.8 units per acre. Maximum lot coverage is under 50% and impervious surfaces are under 70%, setbacks are shown at 30' front, 10' side and 20' rear. Waivers were granted for several bulk items with the passage of the preliminary master development plan.

Vehicular and Pedestrian Access: Phase 2 will have vehicular and pedestrian access to Pleasant Grove Road and to phase 1. Provide a sidewalk connection to phase 1. Sidewalk is required along the project frontage along Pleasant Grove Road.

Article IX Parking: There are 411 spaces required for the multifamily units, that range in total number required by bedroom (1.5 sp per 1 bed, and 2 sp per 2 bedroom). The project is providing 448 spaces, which additional access to shared parking throughout the entirety of the development.

5.104.1 Multifamily Residential Design Standards: Waivers were granted at preliminary master development plan review for several features within a multi-family development due to the split use of the subdivision including the commercial component within the PUD. A waiver was approved to allow a building separation of 20' the applicant is going to include sprinklers within all units.

The townhomes will be faced with approximately 90% masonry and 10% secondary façade materials per the waiver granted with ordinance 2022-45. The elevations supplied are acceptable. A waiver was also granted to eliminate the requirement of the fencing at the property lines.

Amenities: The amenities provided for the three multifamily buildings are contained within the building footprint of the residential portion. The applicant received a waiver to omit the playground. These amenities include: 1. a clubhouse, internal to the first floor of building K (formerly shown on the PMDP as building B), a pool, dog park and sitting areas. Buildings J and L also incorporate outside patio and seating areas.

Article X Landscaping: Landscape plans are under review and comments are coming via separate cover. All comments shall be addressed before construction plans can be submitted to Public Works. Landscape buffers are in open space, not on individual lots.

Other: Notes on the plan indicate compliance with a list of items staff will typically have as standard requests of similar developments. Retaining walls are noted to be constructed to City standards. Bicycle racks and decorative trash receptacles are proposed. The mail kiosk is internal to the main building (K, formerly shown as building "B" on the PMDP). The trash compactor is compliant with City regulations.

Summary: This final master development plan is in substantial conformance with the previously approved preliminary master development plan, despite layout changes. This phase of the overall

development, for the multifamily portion includes 245 apartments (159 one bedroom and 86 two bedroom). Most of staff's prior comments have been addressed, and those remaining can be addressed via the conditions of approval below.

**Recommendation:** Staff recommends approval of the final master development plan and site plan for The Village at Pleasant Grove, Phase 2 Vintage Vines, on Pleasant Grove Road, subject to any of the conditions as found below:

**Planning and Zoning:**

1. The clubhouse is required to be a minimum of 2,000 sf, per multifamily regulations, 5.104.1.
2. All requirements of Ord 2021-48 and Ord. 2022-45 shall be adhered to, except any waivers/variances codified in ordinance 2022-45.
3. Brick shall be clay, baked and individually laid.
4. Gas grilling areas shall be set in a stone base.
5. Stone shall be individually laid.
6. All requirements of 5-104.1, multifamily regulations, in the zoning ordinance shall be adhered to, excepting any waivers granted and codified in ordinances 2021-48 and 2022-45.
7. Landscape plan comments are via separate cover, and all comments shall be addressed before submitting construction plans to Public Works.
8. Signage is to be reviewed and approved via a separate application to the Planning Department.
9. All fencing shall be decorative, low maintenance materials.
10. Poles and posts shall be painted black and channel posts are not permitted.
11. All parking lot and building mounted exterior lighting fixtures shall be decorative.
12. The amenities shall be completed before the issuance of the final building shell and apartment unit certificate of occupancy, for buildings J, K and L.
13. Preserve as many existing trees as possible and delineate tree protection areas on subsequent submittals for the project.
14. All wall mounted mechanical and/or utility equipment shall be painted a color complimentary to the building.
15. Provide a sidewalk connection to phase 1.
16. Provide sidewalk along the entire Pleasant Grove Road frontage per the City's subdivision regulations.
17. Provide lot coverage and impervious surface data on subsequent submittals.
18. Guardrails and handrails shall be painted black.
19. Light bleed shall be zero at property lines adjacent to residential zoning.
20. Rooftop mounted HVAC and utility equipment shall be screened by parapet walls at least as tall as the tallest equipment.
21. Ground mounted utility equipment shall be screened with masonry.

**Engineering:**

1. All previously approved PMDP/PUD conditions apply.

2. The drainage report is under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
3. Landscaping plans shall be approved prior to the issuance of the Erosion Control Permit.
4. A letter of approval from West Wilson Utility District shall be provided to Engineering prior to the issuance of the Erosion Control Permit.
5. All access easements shall be recorded via instrument and sent to staff for review. Approved easements shall be referenced on all subsequent plats.
6. Provide a 10' multiuse path along the frontage of Pleasant Grove Road.
7. ADA spaces shall be at least 9' wide, matching City standard. At least one van accessible space shall be provided at each building.
8. The maximum grade of the spine roads shall be 10%.

WWUD:

1. Need to check your callouts on the meters to accomplish what you are trying to do. The Schematic cannot be correct.

Wilson County Schools:

1. No Comments Received