



MEMORANDUM

Date: November 21, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Legacy Pointe @ Golden Bear, Lot 9
Final Plat Modification
Map - 078
Parcel(s) –013.14

Request: Para Design LLC., on behalf of their client LP Land Holdings LLC., are requesting approval of a final plat modification for Legacy Pointe at Golden Bear, Lot 9 in District 3. The original final plat for Lots 1, 2 & 9, was approved by the Planning Commission in March 2024.

Analysis: The subject property is Lot 9, of the final plat originally filed on May 6, 2024 shown as Lots 1 and 2 and right of way dedication of Legacy Pointe Blvd. and Bear Crossing for Legacy Pointe at Golden Bear Gateway. The parcel is in the Northwest corner of Legacy Pointe Blvd., and Rutland Drive, and is part of the Legacy Pointe Commercial Subdivision. The property is zoned CI, Commercial Interchange, through a rezone approved in 2020. The subdivision was established via a preliminary plat approved in January 2021, with a total of 11 lots proposed. Since preliminary plat approval in 2021, the following has occurred:

8/2021:	Final Plat – lots 1 & 3
11/2021:	Final Plat – lot 6
4/2022:	Site Plan – medical office, lot 7
5/2022:	Final Plat – Lot 7
8/2022:	Site Plan – retail, lot 8
3/2024:	Final Plat – resubdivision of lot 1, plat lot 2, plat lot 9

The final plat modification request is to include additional acreage for Lot 9, taking it from the originally platted 2.25 acres to 3.44 acres, known as 1440 & 1454 Rutland Drive. This lot is a corner lot and requires half a front setback on the right-of-way side and this is correctly rendered. The intention for the additional acreage is to add a third building, labeled “C” on a site plan modification that will run consecutively, on this same agenda.

Summary: The purpose of this plat is to increase the area of existing lot 9 to accommodate another commercial building. The applicant has addressed comments from open tech review. Outstanding items are minor and may be addressed before recording the final plat modification.

Recommendation: Staff recommends approval of the modification of the final plat for Lot 9 in the Legacy Pointe subdivision, subject to the conditions below.

Planning and Zoning:

1. No comments.

Engineering:

1. Ensure all plat certificates match verbiage from the Land Development Code. Signing of the plat can be delayed and final plat returned to applicant for revision if verbiage does not match the Code.
2. Show access easement for the drive that comes off Rutland Road. Access easement shall be recorded prior to the issuance of land disturbance permit.

West Wilson Utility District:

1. An on-site visit has not been conducted at this time to verify the location of the water line and related appurtenances.

Wilson County Schools:

1. No Comments