



MEMORANDUM

Date: October 16, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Rosemont
Preliminary Plat
Map - 049
Parcel(s) –15.07

Request: Submitted by Barge Design, on behalf of their client Tult Investments, the applicant seeks preliminary plat approval for a 26-lot single family residential development proposed off Benders Ferry Road in district 1.

History/Overview: The subject property is 19.64 acres on the east side of Benders Ferry Road, north of Mays Chapel/Liberty Chapel Roads. This PUD consists of one parcel and was established in 2025 via ordinance 2025-02. There is an associated final master development plan also on this month's agenda for Planning Commission review.

Preliminary Plat:

General: This PUD is located on the east side of Benders Ferry, northeast of the Benders Ferry/Mays Chape/Liberty Chapel intersection. The entrance to the subdivision is southeast of Gay Winds Drive. The total area of the PUD is 19.64 acres. Rugged topography and 60' stream buffers encumber this site. This will allow for additional green/open space above the 10% requirement for this proposal. As noted in the site data table, 5.04 acres or 25.66% of this project will be green/open space.

5-103a Residential Bulk Standards: The PUD includes 26 single family lots. Overall density is 1.32 units/acre. Minimum lot area is 15,000sf and the average lot size is 21,000sf. Waivers were approved at preliminary master development plan from certain requirements of the residential bulk standards:

Setbacks:

Front:	30', 35' required by code
Rear:	No change from 20' required.
Sides:	10', 20' required.
Minimum lot width:	75' 100' required
Lot coverage:	40%, 18% maximum allowed.

Other: Corner lots shall be identified as critical façade lots.

Summary: This preliminary plat is for 26 single family lots and associated right-of-way, open space and infrastructure improvements on the east side of Benders Ferry Road, in front of the Treymor subdivision. The items remaining to address are minor in nature and may be addresses via the condition of approval below.

Recommendation: Staff recommends approval of the preliminary plat for the Rosemont Subdivision off Benders Ferry Road, subject to the conditions of approval below.

Planning and Zoning:

1. All requirements of ordinance 2025-02 shall be adhered to.
2. All corner lots shall be treated as critical façade lots.

Engineering:

1. No comments on the Preliminary Plat.

WWUD:

1. There are no water lines shown.
2. The engineers and WWUD are working on the best way to service this project.