



MEMORANDUM

Date: August 15, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Lynwood Station Amenity Area
Site Plan
Map - 072
Parcel(s) – 063.00

Request: Kimley Horn, on behalf of developer Amber Lane Development, requests site plan approval for the amenity center in the Lynwood Station subdivision located off Clemmons Road in District 3.

History/Analysis: This subdivision received approval in 2019 via ordinance 19-01 and is located off Clemmons Road, in between E. Division and Curd Road and is currently under construction. The PUD includes RM-15 and RM-8 base zoning districts. This amenity center project, proposed on three acres of the property, will include the following amenities:

1. Amenity center clubhouse – 2,658 sf
2. Pool w/ pergolas, decking, lounge chairs, tables and cabanas – 2,157 sf
3. Playground with synthetic turf
4. Outdoor Fitness area
5. Dog park with agility equipment
6. Stone Fire pit w/ seating
7. Open lawn area
8. Pergola
9. Dog park cabana

Landscaping: Landscape plans are currently under review and comments are forthcoming under separate cover. Landscape plan review comments shall be addressed prior to submittal of construction drawings to Public Works.

Parking: Parking for the amenity center is provided on street via parallel spaces along Coronation Drive and Avenue Downs Lane. Thirty-one spaces are provided although how this count was determined is not specified. Four ADA spaces are provided. The dimensions of the parking spaces are not provided, revise. A five-space bike rack is provided.

Access: Vehicular parking is off-site in the right-of-way, leaving the entire site dedicated to amenity uses and pedestrian use. Nice. Pedestrian connections to and throughout the amenity site are complete. Striped pedestrian crosswalks are provided across streets as needed.

Building Elevations: The amenity center clubhouse is primarily faced with brick. Secondary materials used include hardi-board siding and glazing. The roof is architectural shingles. A dog park cabana structure is proposed with brick walls and a metal roof, the gate shall be metal too. Staff requests that all HVAC/pool/utility meters/etc. be identified on subsequent plans and be screened from horizontal view.

Other: A 5-space wave style bike rack and decorative trash receptacles with details have been provided. The photometric plan indicates excessive light bleed at the property lines, revise to 0.5f/c or less. Light fixtures and poles are not specified, revise on subsequent plans – all fixtures shall be decorative and poles shall be painted black.

Fencing details show decorative, aluminum type for the pool area. Retaining walls are proposed and the plans include a detail indicating segmental block construction. Notes included indicate that signage poles and posts will be painted black yet a detail on sheet C8-11 indicates u-channel posts.

Summary: The applicant has addressed most staff comments, outstanding items are minor and may be addressed via the conditions below.

Recommendation: Staff recommends approval of this site plan for the Lynwood Station Amenity Center, subject to the conditions below:

Planning and Zoning:

1. Provide a water source including a spigot for the dog park.
2. Provide some shaded areas within the dog park, such as a sail shade.
3. Indicate the type of fencing to be located around the perimeter of the playground areas.
4. Revise the gravel path from the rear of the clubhouse to the fire pit to be paved in lieu of gravel for ADA accessibility.
5. Include a safety cover for the fire pit area.
6. Provide parking calculations in the site data table.
7. Identify the dimensions of the parking spaces.
8. Reduce light bleed to 0.5f/c or less at all property lines.
9. Provide exterior lighting fixture and pole details. Fixtures shall be decorative and poles shall be painted black.
10. Define “dog park feature” on sheet C2-00.
11. Poles and post shall be decorative and painted black, u-channel posts are not permitted, revise detail sheets.
12. The dog park cabana gate shall be metal.
13. Identify the location of all HVAC and utility equipment and how it is to be screened from horizontal view.
14. All conditions of preliminary master development plan approval, ordinance 19-01, shall be adhered to.

Public Works:

1. Roof drains from the amenity center shall be subsurface and connect to the storm system.
2. Landscaping plans shall be approved before construction plans are approved.
3. Update the date of latest FIRM Map.
4. Storm pipe shall be a minimum of 15" in diameter, 18" minimum in the ROW.
5. Sheet C6-00 – Update address of Sewer Utility contact.
6. If project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

Wilson County Schools:

1. Comments were not submitted this review cycle.

West Wilson Utility District:

2. Comments were not submitted this review cycle.