



MEMORANDUM

Date: October 19, 2023

To: Luke Winchester, Chairman
and Planning Commission

From: Jennifer Hamblen, Planning Director
Jon Baughman, Deputy Planner

Re: FMDP/Site Plan
Windtree Pines Townhomes
Map: 49
Parcel: 74, 76, 76.01

Request: Civil Site Design Group, on behalf of their client, seeks Final Master Development Plan and Site Plan approval for 50 townhome units in the Windtree Pines PUD in District 1 of of Nonaville Road.

Analysis/History: A Preliminary Master Development Plan was approved for this PUD in January 2021 (ordinance 21-11) and Final Master Development Plan in September 2021. The entire PUD consists of 193 acres and has an overall density of 2.2 units/acre with 423 lots and an estimated population of 1,058 people. This townhome section of the PUD is zoned RM-8 and is 6.3 acres. The density of the RM-8 portion is approximately 7.9 units/acres with 50 units. The estimated population of the townhome section is 145 people. The townhome portion of this PUD was delineated as phase 5 in the PMDP.

Bulk Regulations: Several waivers to the bulk standards were approved at PMDP and the following apply to this multi-family portion. Lot coverage of 40%. Maximum building height is within regulation requirements at 35' maximum.

Streets/Sidewalks/Access: This section is served by a 50' wide private drive. Five-foot-wide sidewalk is proposed on both sides of the street.

Residential Design Guidelines: The townhomes will be for sale so the multi-family regulations of 5-104 do not apply. Façade waivers were granted for 5% reduction in masonry for the entirety of the structures within the PUD and the elevations reflect this, being primarily brick. Color elevations are not provided, notes in the resubmittal letter state they will be provided by the PC meeting. Notes provided indicate that wall mounted utility equipment will be screened via masonry.

Parking: The site includes 114 spaces total (50 driveway, 50 garage, 14 visitor spaces). This exceeds the minimum requirement of 2/unit or 100 spaces. Bicycle racks and details are provided. Bike parking spaces exceed the minimum required by code.

Amenities: The townhome phase does not include specific amenities, rather they will be served by the amenities within Windtree Pines as a whole, which will be located directly to the west of these townhomes.

Miscellaneous: Decorative lighting fixtures are proposed. Poles and posts are notated to be decorative and painted black. Mail service details are not provided, a kiosk is not proposed in this section, but a note indicates the mail kiosk for the entire development will be located at the clubhouse

Landscaping: The landscape plans are under review by the City's consultant. Outstanding comments shall be addressed.

Waivers/Variances: Several variances were granted at Preliminary Master Development Plan approval in January 2021:

1. Bulk standards: 30' to 20' front setback, 20' to 6' side setbacks, minimum lot area 20,000' to 7,500', minimum lot width 100' to 50'.
2. 95% primary façade materials on the front and remaining facades as opposed to 100%.
3. Lots along "Access Streets A & B, north of the Cedar Creek Drive roundabout, to allow front facing garages.
4. Request to omit perimeter fence around the multi-family area.
5. To allow 40% lot coverage for all lots.

Summary: This Site Plan is substantially in conformance with the previous approvals.

Recommendation: Staff recommends approval of the FMDP/Site Plan for Windtree Pines Townhomes on Nonaville Road, subject to the conditions below.

Planning and Zoning:

1. Include FMDP label on the plans.
2. Certified letters shall be mailed to residents within 500' of the blasting area, by the seismic company, for pre and post blasting surveys. Reduce the charge velocity from the maximum permitted velocity of 2" per second to 1" per second.
3. All PMDP conditions shall be met Ordinance 21-11.
4. Provide color elevations of the product with façade material percentages specified.
5. Provide architectural elements to prevent blank rear walls from being visible from streets.
6. All sign posts shall have decorative features (not just tubular post as detailed on the plans).
7. Multifamily Design Guidelines of 4-114 in the City Sub Regs shall be met. Excluding waivers previously granted. This includes minimum garage size of 14' wide x 20' deep. No stairs, water heaters or other fixed items may encroach into this space.
8. Driveways shall be a minimum of 22' in length from the back of sidewalk. (Plans indicated 22'-24' is provided).
9. Identify proposed bench locations.
10. The units shall be for sale, as indicated on the plans.

Public Works:

1. No comments

West Wilson Utility District:

1. The location of the tap should be coordinated with the contractor on-site that is currently installing water lines.
2. Add a note that states that all fire hydrants in this section shall be painted white.