



Staff Report

May 21, 2026 – Regional Planning Commission

Project Name:

Legacy Pointe, Ph. 2

Address:

115 Legacy Pointe Blvd.

Legal Description:

Map(s) - 078

Parcel(s) – 013.14

District:

3 -Scott Hefner

Applicant:

Luke Klausner,
Magill, Inc.

Property Owner:

LP Retail, LLC

Request:

Site Plan

Current Zoning:

CI, Commercial Interchange

Attachments:

Plan exhibits & elevations

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: The applicant seeks site plan approval for multi-tenant commercial buildings to be located in Legacy Pointe, Ph. 2, lots 10 and 11.

Description/History: This plan proposes two (2) retail buildings, on 9.24 acres, totaling approximately 32,430 sf of commercial space with a variety of uses including retail and restaurant. Building A is 7,935 sf, and Building B is 24,495 sf.

Zoning: The property is zoned CI, Commercial Interchange, and all proposed uses are permitted by right in this district. All applicable code regulations are applied in accordance with the base zoning district.

Code References:**Article VI Commercial District Regulations**

6.103 Bulk Regulations: *This plan is compliant with all bulk regulations, including setbacks, height, lot coverage and impervious surfaces.*

6.103.7 Commercial Design Standards: *This plan is compliant with a majority of the design standards; however, any deficiencies are noted in the conditions of approval. The applicant is requesting a design waiver for the building façade materials, which are shown under the waivers/variances section.*

Article IX Parking: *The plan is compliant with all vehicular and pedestrian access regulations.*

Article X Landscaping: *The plan is currently under review. Deficiencies shall be addressed prior to submission of construction plans to Public Works.*

Waiver/Variance Requests:

1. **6.103.7 Commercial Design Standards:** The applicant is proposing an aggregate total of 80% brick and/or stone, and 20% secondary materials consisting of architectural composite metal panels. The applicant notes these composite panels were already introduced on other buildings within the Legacy

Pointe development. **STAFF SUPPORTS**

Summary: The plan as submitted addresses the majority of staff comments from prior reviews. Outstanding issues are minor and may be addressed via the conditions of approval below.

Recommendation: Staff recommends approval of the site plan for Legacy Pointe, Ph. 2 retail on lots 10 and 11, with the following conditions to be included in the approval:



Conditions (by Department):

Fire Department:

1. No Comments Received.

Planning:

1. All requirements of Article VI shall be adhered to, except any waivers granted by the Planning Commission.
2. All brick shall be clay, baked and individually laid.
3. All stone shall be individually laid.
4. Poles and posts shall be painted black or a color complimentary to the building. Galvanized channel posts are not permitted.
5. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to.
6. Wall mounted exterior lighting fixtures shall be decorative sconce type.
7. All landscape plan review comments are via separate cover and shall be addressed prior to the submission of construction documents to Public Works.
8. Parking lot lighting shall have decorative fixtures mounted to poles that shall be painted black.
9. All parking lot lighting shall be mounted in yards or landscape beds, not in paved vehicular use areas.
10. All bollards shall be painted a color complimentary to the building façade, not yellow.
11. Wheel stops are not permitted.
12. All signage shall be reviewed under separate application to the Planning Department. Please be advised that monument signage will require a plat with the location outside of any PUDE's.
13. Combustible landscaping materials are prohibited within 3' of the building, i.e. mulch.

Public Works:

1. Show one (1) grease trap per restaurant space proposed. Spec Jarratt 1,500 one-piece tank.
2. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
3. An approval letter from West Wilson Utility District is required prior to the issuance of the Land Disturbance Permit.
4. Sewer availability has been requested and granted.
5. Roof drains shall be subsurface.
6. All storm pipe (minus roof drains) shall 15" diameter (minimum).
7. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at construction plan review.
8. Per the conditions of the preliminary plat approval, each lot shall pay \$2,000 per acre at the time of land disturbance permit until \$125,000 is reached for the installation of high-mast LED lighting at the I-40 interchange.
9. Provide a pedestrian access route to the commercial from Bear Crossing.
10. Driveways shall align on both sides of Bear Crossing to the greatest extent possible.
11. A crosswalk shall be installed across Legacy Pointe Boulevard at Bear Crossing.
12. An update to the greater Legacy Pointe TIS was provided. The following off-site improvements shall be completed prior to the final C.O. within this site plan, per recommendations in the study:
 - a. Change the southwest bound approach of Legacy Pointe Boulevard to include an exclusive right-turn lane at Rutland Drive.
 - b. Install a bulb out on Legacy Pointe Boulevard, reducing the number of receiving lanes from 2 to 1 on the Costco side of the intersection. Provide a pedestrian curb ramp within the bulb out.



WWUD:

1. Add a note that all private fire hydrants shall be painted white.
2. Add a note stating that there shall be branches off the service lines between the meter and the backflow device.
3. The proposed public water line will be designed by WWUD.

Wilson County Schools:

1. No Comments Received.