



MEMORANDUM

Date: November 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Weller Life Amenity Center
Site Plan
Map - 077
Parcel(s) -072.21 & 072.25

Request: CSDG, on behalf of the Maxwell Group, requests approval for the site plan for the amenity center in the Weller Life community, located at 535 Pleasant Grove Road, in District 3.

History & Overview: The Weller Life community was initiated with a rezoning in 2025. A preliminary master development plan approval was granted by the Board of Commissioners (Ordinance 2025-26). A final master development plan was approved in August 2025. The amenity center is required to be completed by the issuance of the 35th certificate of occupancy. This subdivision is located between Andrews Cadillac and Walmart. The dedicated amenity area includes an 8,500sf amenity center, pool, dog park and pickleball court. The mail kiosk is located inside the amenity center. These improvements exceed the minimum code requirements.

Article IX Parking: Fifteen standard parking spaces (9' x 17.5') are provided and one ADA accessible space is provided as well. The number of spaces is adequate. Sidewalks adjacent to the vehicle parking are 7' wide and will accommodate vehicle overhang.

5-104.1 Building Design: Color elevations have been provided and indicate the one-story building will be of a design that is conducive to the other structures in the development. A variance to 4-114 and 5-104.1 allowing for a maximum of 50% secondary materials was approved via the ordinance 2025-26. The elevations consist of approximately 61% masonry (brick and/or stone) and 39% secondary (board and batten). There are no lighting fixtures on the exterior of the building, however, should they be included they are required to be decorative in nature, and wal-paks are prohibited.

HVAC equipment is located on the ground and shielded from horizontal view via a masonry wall. The pool mechanical equipment is shielded from horizontal view, also, with a masonry wall. Fencing is proposed around the pool area and is decorative in nature.

Site Design: Exterior lighting around the amenity center, pickleball and dog park, shall be decorative in nature. A bike rack, wave style, and trash cans are provided also, with details of each provided. The mail kiosk is included within the amenity center.

5-104.1 Amenities: Included is a 8,500 sf amenity center, 3,056 sf pool, pickleball court and dog park.

Article X Landscaping: The landscape plans are under review by the City's consultant. Any comments received shall be addressed before the submittal of construction plans to Public Works.

Waivers/Variances: As previously approved architectural variance from 5-104.1 and 4-114, allowing for a maximum of 50% secondary materials on all facades was approved during the preliminary master development plan (via Ord. 25-26). The submittal includes the amenity center with approximately 61% masonry products (brick and/or stone) and 39% secondary materials (board and batten).

Summary: The applicant has worked with staff about prior reviews and comments. Items remaining to be addressed can be resolved via the conditions of approval below. No additional waivers/variances have been requested, and the applicant will adhere to those previously approved during the PMDP-PUD approval.

Recommendation: Staff recommends approval of the site plan for the Weller Life Amenity Center, subject to the following conditions:

Planning and Zoning:

1. Landscape plan comments are via separate cover and shall be addressed prior to the submittal of construction plans to Public works.
2. All brick shall be clay, baked and individually laid.
3. All stone shall be individually laid.
4. If wall mounted utility and meter equipment is placed on the exterior walls of the building, it shall be painted to match the façade.
5. Ground mounted HVAC equipment shall be screened from horizontal view via a masonry wall.
6. Light poles and other poles, posts and bollards shall be black in color.
7. All conditions of ordinance 2025-26 shall be adhered to.

Engineering:

1. Landscaping plans shall be approved prior to the issuance of the Erosion Control Plan.
2. Drainage summary provided for preliminary review. A comprehensive review shall take place at construction plan review.
3. Pool shall drain into the stormwater system.
4. The parking area shall operate entirely as two-way or one-way drives. Parking dimensions shall match the dimensions provided in Article IX of the zoning code. Consider a one-way drive with angled parking if the drive aisle can't be widened.
5. Stormwater: No pool water to the storm system, this constitutes an illicit discharge, pipe to ground to infiltrate.
6. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

7. Gutter shall not be included in the ADA space width unless flattened to less than 2% in any direction.

WWUD:

1. A meeting is being scheduled to discuss water service for this project.

Wilson County Schools:

1. No Comments Received.