

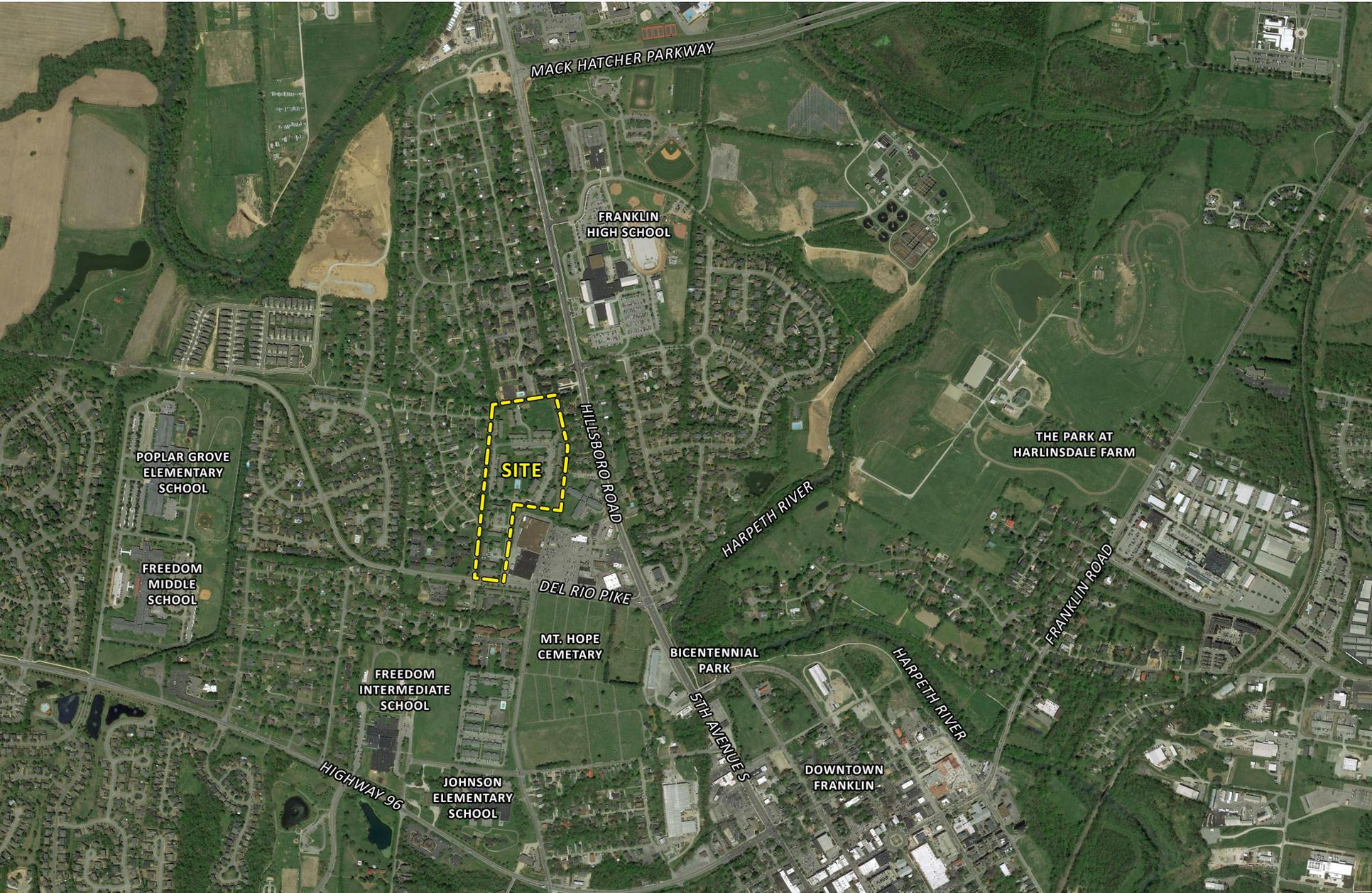
# The Madison Franklin

Joint Conceptual Workshop

December 12, 2019

RAGAN•SMITH

# Vicinity Map/Project Attributes



# Physical Features Map



MAGNOLIA PLACE APARTMENTS (SD-R)

ALEXANDER DRIVE

(R-3 Residential)

(R-2 Residential)

BRINK PLACE

DEL RIO PIKE COLLECTOR / HERITAGE ROAD

GOODWILL/ DOLLAR GENERAL KROGER

The Madison Franklin (SD-R)

ORELEANS ESTATES (SD-R)

Independence Square Shopping Center (Central Commercial District)

(R-1 Residential)

EXECUTIVE HOUSE CONDOMINIUMS (SD-R)

HILLSBORO ROAD ARTERIAL

# Existing Conditions Map



R-2 Residential

MAGNOLIA PLACE APARTMENTS (SD-R)

R-3 Residential

ALEXANDER DRIVE

8-UNIT BLDG (TO BE DEMOLISHED)

ORELEANS ESTATES (SD-R)

GOODWILL/ DOLLAR GENERAL KROGER

Independence Square Shopping Center (Central Commercial District)

EXECUTIVE HOUSE CONDOMINIUMS (SD-R)

R-1 Residential

HILLSBORO ROAD

# Project Map



**Site Data:**

- Units: 254 (182 Existing, 72 New)
- New Bldgs: 3 (79,776 ± SF)
- Bldg. Height: 3-Story
- LSA (Green): 50% ±
- Phasing: Summer 2020 - Summer 2021
- Buffer/s: C Buffer adj. to detached-res.

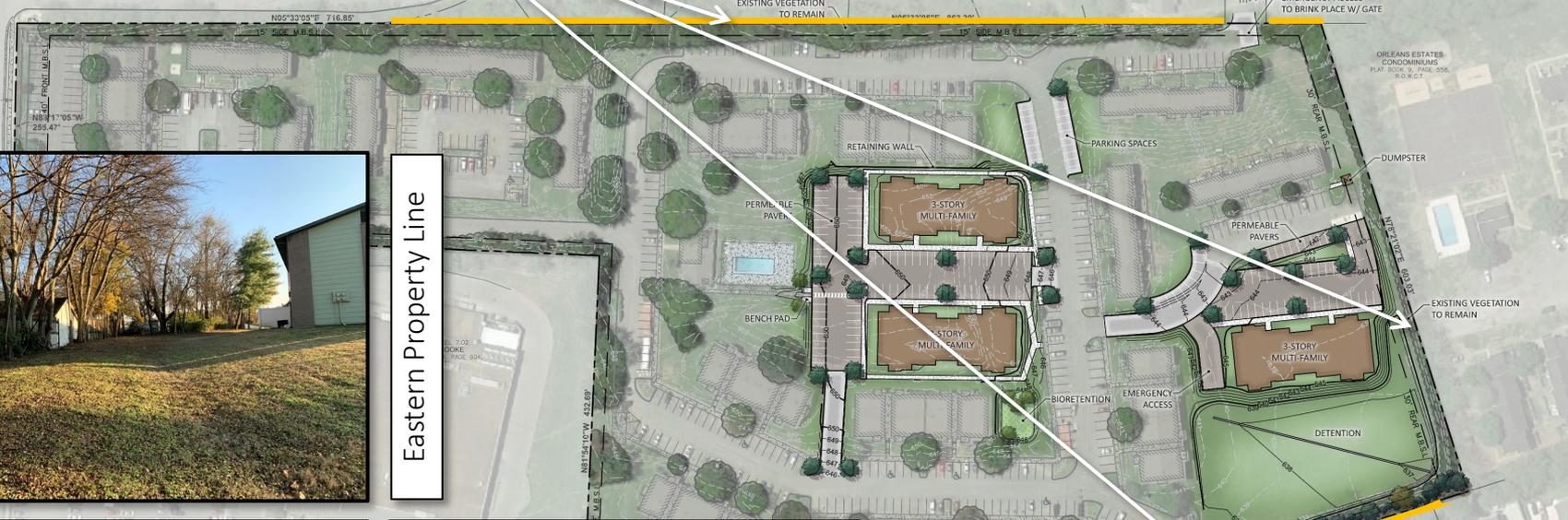
# Landscape Buffers

EX. VEGETATION  
(TO REMAIN)

Western Property Line



ALEXANDER DRIVE



Eastern Property Line



Supplemental Evergreen  
Landscape Buffer



HILLSBORO ROAD

# Example Landscape Buffer Material

Evergreen Trees



Cryptomeria



American Holly



Burk Red Cedar



Southern Magnolia

Evergreen Shrubs



Burford Holly



Inkberry Holly

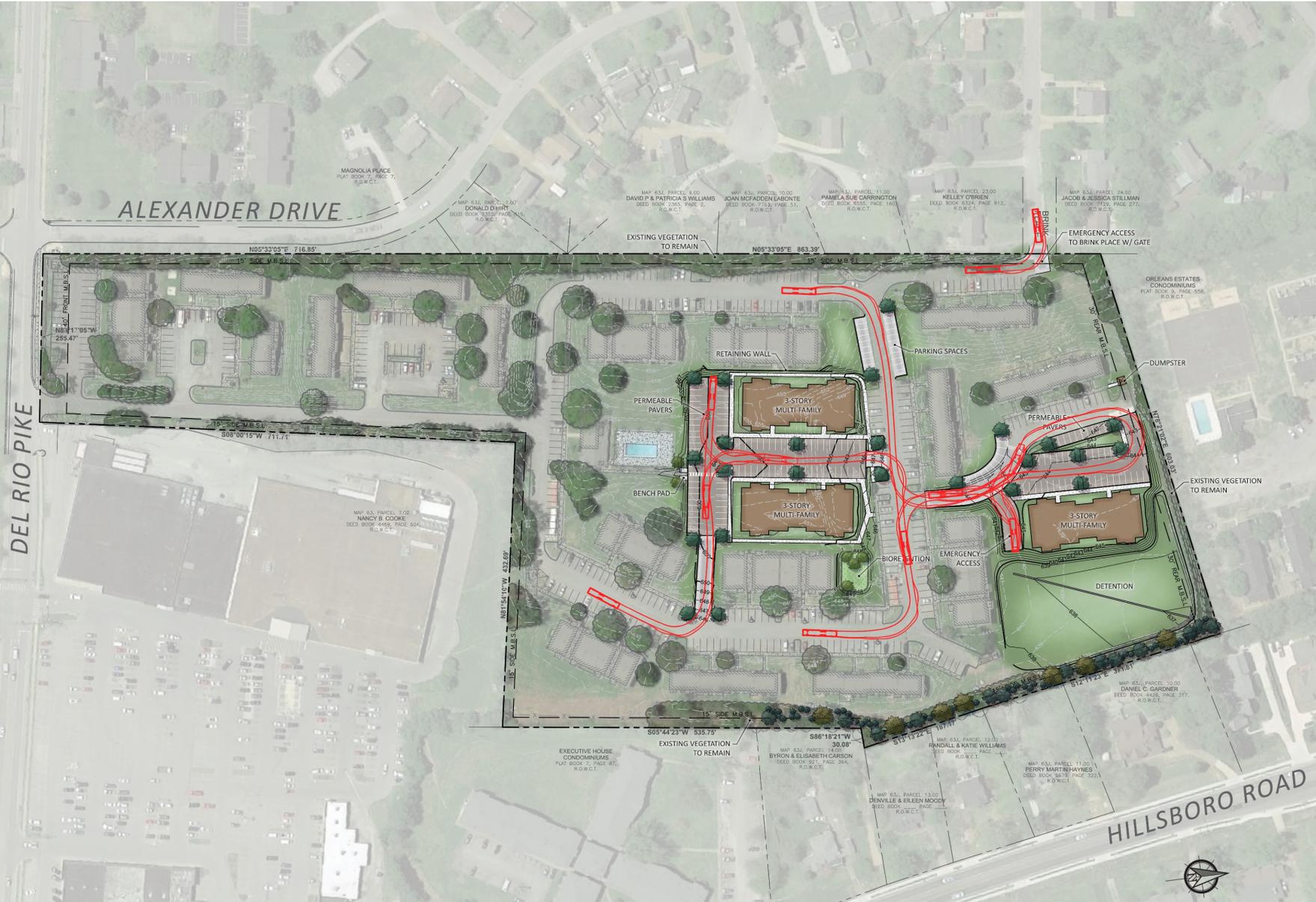


Oregon Grape Holly



Prague Viburnum

# Circulation System



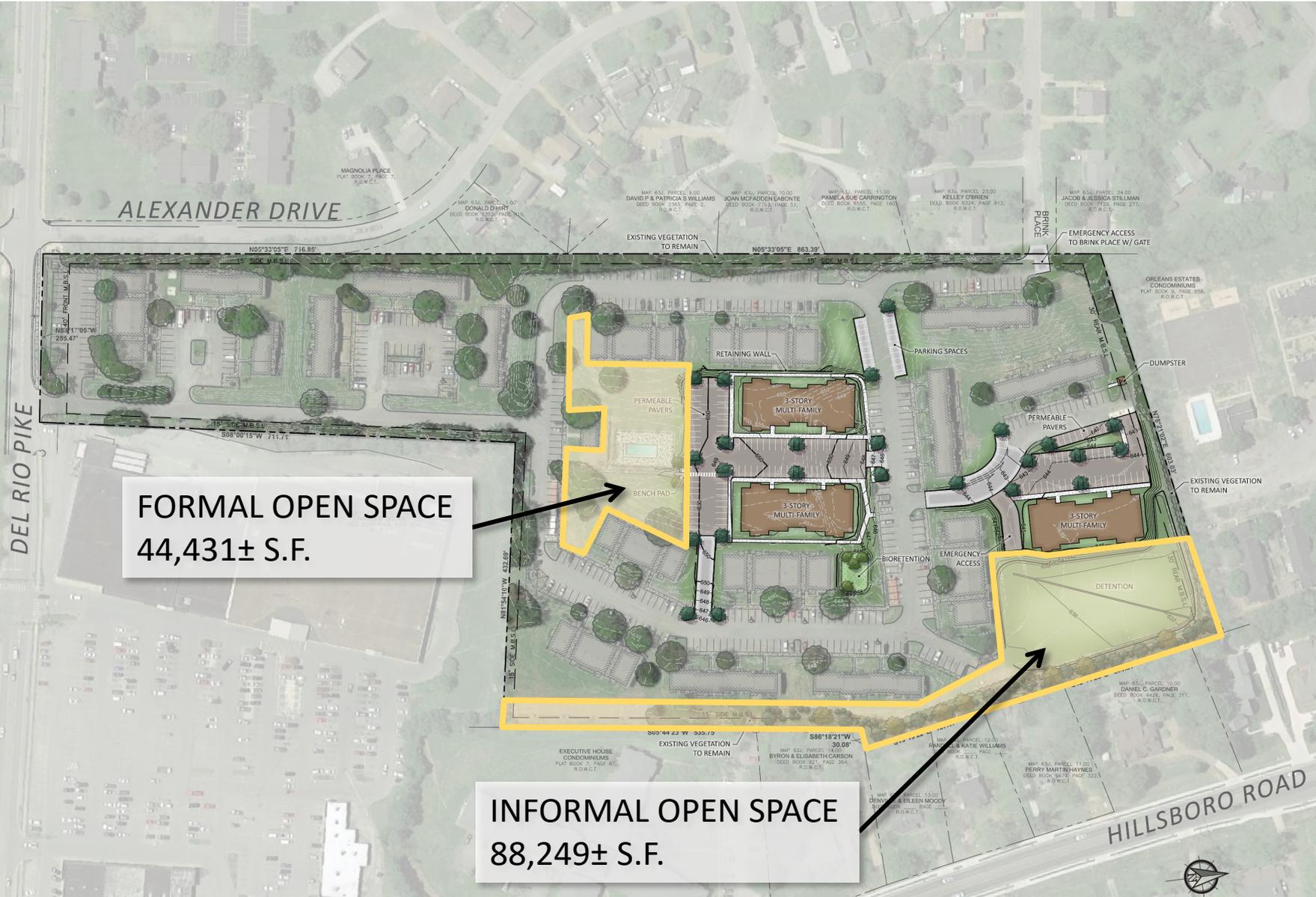
ALEXANDER DRIVE

DEL RIO PIKE

HILLSBORO ROAD



# Open Space/Parkland



**FORMAL OPEN SPACE**  
44,431± S.F.

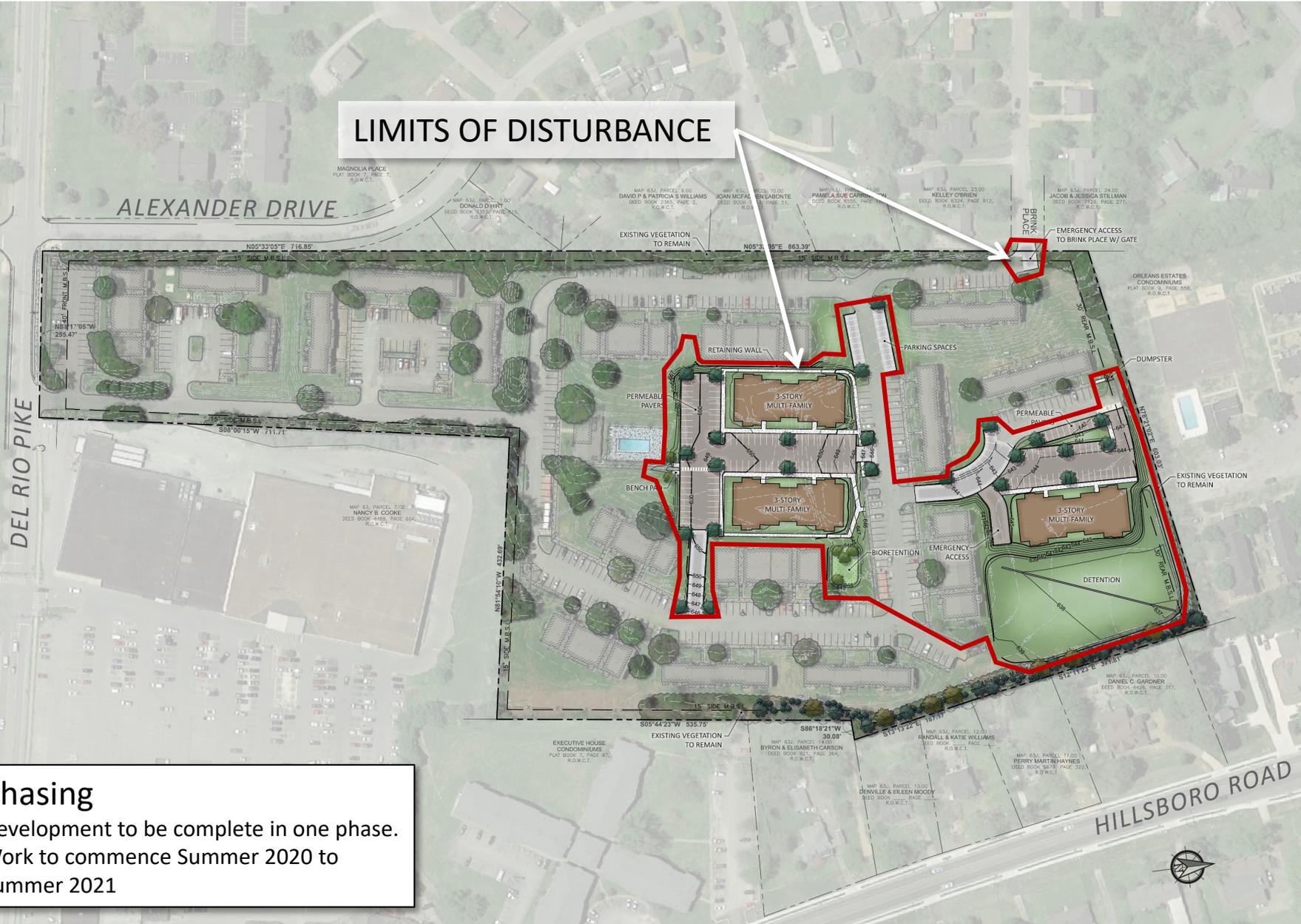
**INFORMAL OPEN SPACE**  
88,249± S.F.



# Phasing/Infrastructure

**LIMITS OF DISTURBANCE**

**Phasing**  
Development to be complete in one phase.  
Work to commence Summer 2020 to  
Summer 2021



# Elevations of all proposed buildings

Covenant Capital Group



1 Building Type 300 - Side  
Scale: 1/8" = 1'-0"  
Elevation



1 Building Type 300 - Front and Rear  
Scale: 1/8" = 1'-0"  
Elevation



# Modification of Standards requests

- 1. MOS #1:** Allow the Buffer Width to vary and be less than 50' based on existing site conditions along the western property line and to utilize existing vegetation in lieu of required plantings/types. Existing site does not allow for 50' of landscape buffer, as the parking lot encroaches the property line within the 50' buffer width.
- 2. MOS #2:** Reduction in required planting by 50% per 100 LF due to existing fence/wall and vegetation that will remain. Proposed planting material will be installed to supplement the existing vegetation.
- 3. MOS #3:** Allow the Buffer Width to be 37.5' based on existing site conditions along the eastern property line due to existing patios/patio screens within 50' of the property line. The zoning code allows a reduction in buffer with by 25% (from 50' to 37.5') when a fence/wall is present.

# Pre-application Conference