

From: Amy Diaz-Barriga

Sent: Thursday, October 31, 2019 9:54 AM

To: Emily Hunter <emily.hunter@franklintn.gov>

Subject: FW: City of Franklin, Meeting Agenda, Board of Mayor and Aldermen, Tuesday, October 8, 2019 - Letter of Objection to Items #4 and #5 on the Agenda

Members of the Board of Mayor and Aldermen,

The Board of Mayor and Aldermen received a letter dated October 8, 2019 from Mr. Robert May, the managing partner of Avenida Partners Development Group. In his letter, Mr. May voiced several concerns over the proposed development just west of the Avenida community, known as Oakbrook PUD. As requested at the 10/8/19 public hearing, staff hereby responds to these concerns as they are listed sequentially in the letter.

In response to the concerns over the access design of the Oakbrook PUD, the Street Technical Standards require that access to a site be limited to the lesser classification of public street along the perimeter of the site. Because Sunrise Circle is a lesser classification of street than Mallory Station Road, and because there was an existing public access easement platted from the property to Sunrise Circle, staff required the main access point of the Oakbrook PUD to be from Morningside Drive. Also, cross access between adjacent uses is required by section 5.10.4(3) of the Zoning Ordinance for all new development (both with Avenida when it was approved and now with Oakbrook). All new developments are required to design their site circulation to allow for cross-access connections to adjacent lots. The Zoning Ordinance requires these cross-access connections to be accommodating to two-way travel, and constructed to the property line. The Zoning Ordinance also requires these cross-access connections to be platted as public access easements. As denser projects are proposed within the City, providing multiple points of access is essential for dispersion of traffic. Finally, staff reviews the circulation plans of all new development to ensure that City fire trucks and City trash trucks can maneuver safely through the site, prior to their plans approval.

Staff has no response to the concerns about incorrect information in the file attachment, Response to Adjoiners". This email correspondence was between the applicant, the developer, and the Village of Morningside 1 and 2 Home Owners Association, and was requested by the applicant to be included in the Granicus file.

In response to Mr. May's proposal to restrict access of the curb cut on the Avenida property to only Avenida traffic, this could not be supported by staff. It goes against both the requirements of the Zoning Ordinance and the plat's recorded cross-access easement as recorded on Plat Book 71 page 53. Further, staff could also not support Mr. May's proposal to limit the Oakbrook traffic to the Sunrise Circle access and allow a curb cut onto Mallory Station. This proposal goes against the requirements of the Street Technical Standards, the Zoning Ordinance, and the recorded plat for the property, recorded on Plat Book 23 page 50.

Lastly, in response to the concerns over the proposed setbacks of the Oakbrook Development Plan, the project accounts for the future right-of-way by showing a proposed 16' ROW dedication along the property's southern boundary. Therefore, the placement of the buildings as shown on the Oakbrook plan will not compromise the future widening of Mallory Station Road. Further, the proposed setbacks are supported by staff and comply with Envision Franklin (the City's long-range planning

document). Envision Franklin states that “building setbacks adjacent to streets should be minimal to create an active street environment that encourages pedestrian activity.”

Staff hopes that the provided information helps provide a better understanding of the City’s requirements for development, and for our recommendation of approval of the Oakbrook PUD.

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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From: Whitney McElroy <wmcelroy@haleandhale.com>

Date: October 8, 2019 at 6:19:40 PM CDT

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Board of Mayor and Aldermen,

Our firm represents the Avenida Cool Springs Senior Living community (“Avenida”) owned by CRP/AV Venture 3 Cool Springs, LLC. Please find attached a letter from our client, which sets forth its objections to the Oakbrook Subdivision being Items #4 and #5 on tonight’s agenda.

Thank you,

Whitney Sport McElroy
HALE AND HALE, PLC

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HALE AND HALE, PLC is now located in **CAMDEN COMMONS AT GATEWAY VILLAGE at the intersection of **FRANKLIN ROAD AND LYNNWOOD WAY/MOORES LANE** in Franklin.

Our new address is **3020 STANSBERRY LANE, SUITE 100, FRANKLIN, TENNESSEE 37069**. **

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