

CHARACTER AREAS

SPECIAL AREA 1

1. The Columbia Avenue corridor shall be improved pursuant to the Franklin Major Thoroughfare Plan.
2. Streetscape improvements, including sidewalks, shall be implemented along this corridor.
3. The existing land-use pattern is expected to remain along the Columbia Avenue corridor, with the application of the city's improved design standards gradually improving the quality of development in this area.
4. Appropriate land uses include Light Industry and related uses.

SPECIAL AREA 2

1. The minimum lot size shall be five acres with Detached Residential.
2. Given the existing development pattern, the size of the area and topographic constraints, Hamlets would not be appropriate.

SPECIAL AREA 3

1. Hamlets or Conservation Subdivisions that respect the extensive hillside and hilltop constraints in the area shall be approved when designed around small neighborhoods consisting of approximately 150 dwelling units accommodating approximately 400 residents.
2. Smaller lots should not be located on the exterior of a proposed development adjacent to, or across the street from, larger lots of an existing development. However, if the applicant proposes an alternative, and if potential conflicts will be created, the applicant shall give justification as to how they will be mitigated or avoided.

SPECIAL AREA 4

1. This area shall have vehicular and pedestrian connections to Westhaven and Willow Springs PUD Subdivisions.

CHARACTER AREAS

SPECIAL AREA 5

1. As the Southall Character Area develops, Special Area 5 will be appropriate for Local Retail.

SPECIAL AREA 6

1. This Special Area shall be reserved for Heavy Industry uses.

SPECIAL AREA 7

1. Attached residential units shall be permitted.
2. Open space shall be oriented to preserve existing natural features of the site. The major streams and associative vegetation shall be preserved and enhanced as a community amenity.
3. The development shall include planned open spaces and pedestrian connections to the surrounding land uses and Conservation Areas.
4. Interconnectivity to the north shall be prohibited. Interconnectivity shall be provided to the east and west and in addition require north/south interconnectivity to the east within Special Area 1 to Century Court.
5. Existing stream and perimeter vegetation shall be preserved to provide buffer to adjacent retail/office and industrial uses. Additional buffering techniques shall be implemented to supplement existing perimeter vegetation.