

# Technical Memorandum

Original Date: July 12, 2019

**Updated: July 30, 2019**

To: Amy Diaz-Barriga, AICP  
Planning Supervisor  
City of Franklin

From: Kevin Blackburn, P.E., GISP

Subject: Modification of Standard (MOS) Parking Reduction Request for  
Wood Duck Court PUD Subdivision in Franklin, TN.

CEC Project: 183-027



## Project Background

Our Client, Community Housing Partnership (CHP) of Williamson County, is respectfully requesting a Modification of Standard (MOS) to allow a reduction to the parking requirement for the proposed one-bedroom units for the Wood Duck Court PUD Subdivision in Franklin, TN.

The current Development Plan for Wood Duck Court includes 149 one-bedroom and 88 two-bedroom residential units. The Zoning Ordinance requires 1.5 parking spaces per unit for one-bedroom and 2.5 parking spaces for two-bedroom residential units yielding 224 parking spaces for the one-bedroom units and 220 parking spaces for the two-bedroom units (444 total parking spaces). Currently, the Development Plan provides a deficit of 15 parking spaces at 429 total parking spaces.

## West Main Street Development Comparison

A similar recent development in Franklin is the West Main Street Development, which currently has 29 occupied out of 30 one-bedroom units and is also designated as affordable housing. The West Main Street Development was used to compare the utilization of available parking to justify the requested MOS. A parking utilization survey was completed by CHP for the site on July 2, 2019 during the AM (7:10-8:10 AM) and PM (4:30-5:40 PM) peak hours of the adjacent street. The peak hours of the adjacent street do not coincide with the anticipated peak hours of parking

occupancy. Therefore, a subsequent site visit was conducted during the anticipated peak utilization of the parking area from 9:30-10:30 PM on July 29, 2019. The site currently provides 45 total parking spaces (42 unrestricted and 3 accessible) for the 30 (29 currently occupied) one-bedroom units which is within the Zoning Ordinance requirement. **Table 1** below provides a summary of the parking analysis.

**Table 1. Parking Analysis**

Time Period	Occupied Spaces		Parking Lot Departures	Parking Lot Arrivals	Maximum Number of Occupied Spaces During Analysis Period
	Unrestricted	Accessible			
7:10 AM – 8:10 AM	17	2	4	0	19
4:30 PM – 5:40 PM	12	2	3	8	19
9:30 PM – 10:30 PM	26	3	1	0	29

Based on the information gathered from the parking surveys, 44% of the parking spaces are being utilized during the adjacent street peak hour and 66% of the parking spaces are being utilized during the night-time parking utilization peak. All time periods yield a lower number of vehicles per dwelling unit than required in the Zoning Ordinance.

#### **Proposed Modification of Standards (MOS)**

Based on parking observations at the West Main Street Development, 66% of the provided spaces are being utilized for the 29 occupied units during a typical peak hour for a comparable affordable housing development type in Franklin. The number of spaces per unit could conservatively be reduced down to 1.1 parking spaces per unit and still provide sufficient parking (10% additional parking above the observed demand).

The current Development Plan for the Wood Duck Court PUD Subdivision provides 429 parking spaces, which is an effective reduction of parking spaces per unit for the proposed one-bedroom units from 1.5 to 1.4. Based on the observations at the West Main Street Condos, the proposed reduction for the Wood Duck Court PUD Subdivision should not result in a deficit of parking

spaces. There is actually an anticipated surplus of up to 45 parking spaces using comparable parking utilization observed at the West Main Street Condos site.

### **Summary**

Through discussions with our Client and analyses outlined herein, Civil & Environmental Consultants recommends that the City of Franklin approve the proposed MOS for the Wood Duck Court PUD Subdivision allowing a reduction in the required number of parking spaces for the proposed one-bedroom units from 1.5 spaces per unit to at least 1.4 spaces per unit. This reduction in parking is anticipated to result in a parking surplus as compared to observed parking utilization at West Main Street Condos.

Please do not hesitate to contact us at 615-333-7797 if you have any questions or would like to discuss further.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Kevin L. Blackburn, P.E., GISP  
Project Manager



Steven E. Casey, P.E.  
Senior Principal