



## Legislation Details (With Text)

**File #:** 18-0156      **Version:** 1      **Name:**  
**Type:** Planning Item      **Status:** Passed  
**File created:** 2/12/2018      **In control:** Franklin Municipal Planning Commission  
**On agenda:** 3/22/2018      **Final action:** 3/22/2018  
**Title:** Cardel Village PUD Subdivision, Development Plan, Revision 1, Revision To Approved Development Plan To Change Rear Yard Setbacks, Located At 1040 Carlisle Lane.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Cardell Village PUD Subd DP REV 1 March Map, 2. Cardel Village PUD Subdivision Dev Plan Rev 1 -Architecture, 3. Cardel Village PUD Subdivision Dev Plan Rev 1 Layout, 4. Item 6 Attachment Handout from Applicant March 2018

| Date      | Ver. | Action By                              | Action   | Result |
|-----------|------|--|----------|--------|
| 3/22/2018 | 1    | Franklin Municipal Planning Commission | approved | Pass   |
| 2/22/2018 | 1    | Franklin Municipal Planning Commission | referred | Pass   |

**DATE:** March 14, 2018

**TO:** Franklin Municipal Planning Commission

**FROM:** Brad Baumgartner, Senior Planner  
Amy Diaz-Barriga, Current Planning Supervisor  
Emily Hunter, Director of Planning and Sustainability

### Subject

Cardel Village PUD Subdivision, Development Plan, Revision 1, Revision To Approved Development Plan To Change Rear Yard Setbacks, Located At 1040 Carlisle Lane.

### Project Information

**COF Project Number:** 6615

**Applicant:** Greg Gamble, Gamble Design Collaborative

**Owner:** Joseph & Sandra Melz, Melz Commercial Properties, LLC

### Background/Staff Comments

This item was heard at the last Planning Commission meeting (2/22/2018) but was deferred for staff to investigate citizen complaints over drainage. Staff is continuing to monitor the drainage, and all drainage bonds are current and in full payment if any issues are found.

The applicant is proposing a Development Plan Revision to vary the rear yard setbacks to allow for the creation

of a garage to the rear of the lot. The garage would be to the rear of the lot but connected by a breezeway.

**Recommendation**

**Approval.**

**PROCEDURAL REQUIREMENTS:**

1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.