



Legislation Details (With Text)

File #: 17-0814 **Version:** 1 **Name:**
Type: Resolution **Status:** Passed
File created: 9/11/2017 **In control:** Board of Mayor & Aldermen
On agenda: 11/14/2017 **Final action:** 11/14/2017
Title: PUBLIC HEARING: Consideration of Resolution 2017-69 To Be Entitled: "A Resolution Approving A Revised Development Plan For Galleria Commercial Complex PUD Subdivision, Revision 2, With One (1) Modification Of Standard (Parking Reduction) For The Property Located South Of Moores Lane And East Of Galleria Boulevard, 1704 Galleria Boulevard." [McDonald's Restaurant Site] (09/28/17 FMPC 9-0; 10/10/17 WS)

Sponsors: Emily Hunter, Amy Diaz-Barriga, Brad Baumgartner

Indexes:

Code sections:

Attachments: 1. 2017-69 RES McDonalds DP_with Map.Law Approved, 2. Elevations Pages from NEW_1McDonald's Galleria 09-07-17 COF 6514, 3. Site Layout Pages from NEW_1McDonald's Galleria 09-07-17 COF 6514-2, 4. NEW_1McDonald's Galleria 09-07-17 COF 6514

Date	Ver.	Action By	Action	Result
11/14/2017	1	Board of Mayor & Aldermen	approved	Pass
10/10/2017	1	Work Session	referred as a Public Hearing Item	
9/28/2017	1	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and	Pass

DATE: September 20, 2017

TO: Franklin Municipal Planning Commission

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

Subject

PUBLIC HEARING: Consideration of Resolution 2017-69 To Be Entitled: "A Resolution Approving A Revised Development Plan For Galleria Commercial Complex PUD Subdivision, Revision 2, With One (1) Modification Of Standard (Parking Reduction) For The Property Located South Of Moores Lane And East Of Galleria Boulevard, 1704 Galleria Boulevard." [McDonald's Restaurant Site] (09/28/17 FMPC 9-0; 10/10/17 WS)

Project Information

COF Project Number: 6514

Applicant: Ken Crowder, Martin Consulting & Engineering, LLC

Owner: Armen Parker, McDonalds Corporation

Background/Staff Comments

The applicant is requesting a Development Plan revision to ask for a modification of standards in the off-street parking amount. The applicant is also proposing to enclose the PlayPlace and include seating within.

Modifications of Standards

The applicant is requesting to lower the off-street parking standard for Drive In/Drive Through Restaurant of 0.67 spaces per seat to 0.53 per seat as per Section 5.9.4 Table 5-9. The applicant has provided a Traffic Study prepared by a consultant. Staff supports the requested Modification of Standard because the traffic study showed that peak parking demand would be lower than the current available parking spaces. As stated in the Traffic Study; "Based on our analysis of the proposed McDonald's remodel site plan and our data collection efforts of the existing site, the project is expected to have a positive impact on the traffic flow and circulation of the study area."

Staff recommends Approval of the Modification of Standards.

Recommendation

Recommend favorably to the Board of Mayor and Aldermen.

PROCEDURAL REQUIREMENTS:

1. 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.