



## Legislation Details (With Text)

**File #:** 16-0970      **Version:** 1      **Name:** RES 2016-74 Dev Plan for Branch Creek Crossing  
**Type:** Resolution      **Status:** Passed  
**File created:** 10/27/2016      **In control:** Board of Mayor & Aldermen  
**On agenda:** 1/10/2017      **Final action:** 1/10/2017  
**Title:** PUBLIC HEARING: Consideration Of Resolution 2016-74, To Be Entitled: "A Resolution Approving A Revised Development Plan For Branch Creek Crossing PUD Subdivision For The Property Located South Of Moores Lane And East Of Franklin Road, 580 Franklin Road." (11/17/16 FMPC 9-0; 12/13/16 WS)  
**Sponsors:** Ald. Ann Petersen, Brad Baumgartner

**Indexes:**

**Code sections:**

**Attachments:** 1. 2016-74 RES Branch Creek PUD DP Rev 4\_with Map.Law Approved, 2. Branch Creek Crossing PUD Subd, DP, Rev 1 Map, 3. Branch Creek Crossing PUD Subd, DP, Rev 1 Conditions of Approval\_01, 4. Branch Creek Crossing - Development Plan Rev. 1 (11-3-16), 5. Arch Elevations

Date	Ver.	Action By	Action	Result
1/10/2017	1	Board of Mayor & Aldermen	approved	Pass
12/13/2016	1	Work Session	referred as a Public Hearing Item	
11/17/2016	1	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and	Pass

**DATE:** November 11, 2016

**TO:** Franklin Municipal Planning Commission

**FROM:** Brad Baumgartner, Senior Planner  
Emily Hunter, Director of Planning and Sustainability

**Subject**

PUBLIC HEARING: Consideration Of Resolution 2016-74, To Be Entitled: "A Resolution Approving A Revised Development Plan For Branch Creek Crossing PUD Subdivision For The Property Located South Of Moores Lane And East Of Franklin Road, 580 Franklin Road." (11/17/16 FMPC 9-0; 12/13/16 WS)

**Project Information**

**COF Project Number:** 6281

**Applicant:** Michael Dewey, Dewey Engineering

**Owner:** Tony Harris, Branch Creek Partners

**Background/Staff Comments**

The applicant is proposing a development plan revision to expand the commercial square footage for this site. The recent approval of the Family Legacy site plan to the south of this property renders the incompatible use

buffer not applicable, and the applicant is proposing to remove it. Also, the applicant is proposing an update to the allowable uses within the development. The commercial square footage is increasing by 7,520 square feet as the removal of the incompatible land use buffer has allowed a larger developable area. Only phase 3 is being adjusted with this revision. Staff believes the proposed changes would not deviate from the design intent of the originally approved development plan.

**Recommendation**

**Favorable Recommendation To The Board Of Mayor And Aldermen**

See attached pages for a list of staff recommended conditions of approval.

**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.