

## Legislation Details (With Text)

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**Type:** Planning Item      **Status:** Passed

**File created:** 12/3/2015      **In control:** Franklin Municipal Planning Commission

**On agenda:** 12/17/2015      **Final action:** 12/17/2015

**Title:** Pickering West Property, request for one-year extension of FMPC's decision regarding an appeal of DRT decision regarding hillside development and slope protection standards, for the site located at the southeast corner of Interstate-65 and East McEwen Drive. (CONSENT AGENDA)

**Sponsors:**

**Indexes:**

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**Attachments:** 1. 2015.11.09\_Barriga.OneYearExtensionRequest, 2. original staff report

Date	Ver.	Action By	Action	Result
12/17/2015	1	Franklin Municipal Planning Commission	approved	Pass

**DATE:** 12/11/15

**TO:** Franklin Municipal Planning Commission

**FROM:** Amy Diaz-Barriga, Planning Supervisor  
Bob Martin, Interim Director of Planning and Sustainability

### Subject

Pickering West Property, request for one-year extension of FMPC's decision regarding an appeal of DRT decision regarding hillside development and slope protection standards, for the site located at the southeast corner of Interstate-65 and East McEwen Drive. (CONSENT AGENDA)

### Project Information

**Applicant:** Brad Slayden, Ragan-Smith Associates  
**Owner:** Southstar (Rep. Ralph Knauss)

### Background/Staff Comments

On February 27, 2014, the Planning Commission was asked to determine whether the parcels in this request were of limited benefit, such that the area comprised of slopes of 14 percent, or greater, is so small that there is no meaningful benefit from the application of Section 5.8.1 of the Zoning Ordinance. The staff had determined that some slopes of 14 percent, or greater, provided meaningful community value and recommended that such hillsides and hillcrests be protected against encroachment, wherever possible. However, the Planning Commission approved the appeal by the applicant, finding there to be little benefit from preserving the hillside on those areas.

The applicant has submitted a preliminary plat for these properties, but has yet to submit a site plan. The applicant was previously granted a one-year extension on 2/26/15, and is requesting another one-year extension to extend the appeal approval, for a period from 2/26/16 through 2/25/17.

**Recommendation**

**Staff recommends approval.**