



## Legislation Details (With Text)

**File #:** 16-0005      **Version:** 1      **Name:** Res 2015-110 Dev Plan for 117 Gist St.  
**Type:** Resolution      **Status:** Public Hearing  
**File created:** 12/8/2015      **In control:** Board of Mayor & Aldermen  
**On agenda:** 1/12/2016      **Final action:** 1/12/2016  
**Title:** PUBLIC HEARING: Consideration of Resolution 2015-110 To Be Entitled: "A Resolution Approving a Development Plan for 117 Gist Street Subdivision, for the property located East of Columbia Avenue and North of Gist Street, 117 Gist." (FMPC 12-17-15 Motion for DISAPPROVAL passed 7-0; BOMA WS 01/12/16)  
**Sponsors:** Ald. Ann Petersen  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. 117 Gist Street PUD Subd Development Plan Map.pdf, 2. Resolution 2015-110 117 Gist St PUD Subd, 3. 5961 117 Gist St Dev Plan Conditions of Approval\_01.pdf, 4. 117 Gist St Combined Plans.pdf

Date	Ver.	Action By	Action	Result
1/12/2016	1	Work Session	referred	
12/17/2015	1	Franklin Municipal Planning Commission	referred	Fail

**DATE:** 12/11/2015

**TO:** Franklin Municipal Planning Commission

**FROM:** Brad Baumgartner, Planner  
Bob Martin, Interim Director of Planning and Sustainability

### Subject

PUBLIC HEARING: Consideration of Resolution 2015-110 To Be Entitled: "A Resolution Approving a Development Plan for 117 Gist Street Subdivision, for the property located East of Columbia Avenue and North of Gist Street, 117 Gist." (FMPC 12-17-15 Motion for DISAPPROVAL passed 7-0; BOMA WS 01/12/16)

### Project Information

**COF Project Number:** 5961

**Applicant:** Daniel Woods, Addison Group

**Owner:** Matt Christensen

### Background/Staff Comments

This is a resolution to recommend a development plan for the property located at 117 Gist Street. The site is a long lot that has street frontage on both Gist Street and Battlefield Drive. The applicant is proposing to build an additional house on the existing lot that would face and be accessed off of Battlefield Drive. The proposed lots would be of similar size to both the lots along Battlefield and along Gist Street, and would match the front

and side yard setbacks of both streets.

**Recommendation**

**Approval, with conditions.**

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

**PROCEDURAL REQUIREMENTS:**

1. Fifteen (15) half-size copies of the Development Plan shall be submitted to the Department of Planning and Sustainability by 9am on the Monday after the Planning Commission meeting in order to be placed on the Board of Mayor and Aldermen agenda.
2. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>) and submit one (1) complete and folded set and a .pdf file of corrected development plan to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). 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.
3. The city’s project identification number shall be included on all correspondence with any city department relative to this project.