

Legislation Details (With Text)

File #: 16-0466 **Version:** 1 **Name:**

Type: Ordinance **Status:** Passed

File created: 5/13/2016 **In control:** Board of Mayor & Aldermen

On agenda: 9/13/2016 **Final action:** 9/13/2016

Title: Consideration Of Ordinance 2016 - 20, To Be Entitled: "An Ordinance To Rezone 8.68 Acres From Specific Development-Residential District (SD-R 2.82) District To Neighborhood Commercial District (NC) For The Property Located South Of South Carothers Road And East Of Carothers Parkway."; (05/26/16 FMPC 9-0; 07-12-16 WS, 07/12/16 BOMA 7-0; 08/23/16 BOMA 8-0) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen

Indexes:

Code sections:

Attachments: 1. Ord 2016-20 Lockwood Glen Rezoning Commercial Law Approved, 2. Ord 2016-20 6022 Lockwood Glen Rezoning CommMap.pdf, 3. Lockwood Glen PUD Subdivision, rezoning (Commercial) - submittal 003 Plans.pdf, 4. Lockwood Glen 2nd reading date move request

Date	Ver.	Action By	Action	Result
9/13/2016	1	Board of Mayor & Aldermen	approved on third and final reading	Pass
8/23/2016	1	Board of Mayor & Aldermen	referred as a Consent Item	Pass
7/12/2016	1	Work Session	acknowledged	
7/12/2016	1	Board of Mayor & Aldermen	referred as a Public Hearing Item	Pass
5/26/2016	1	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and	Pass

DATE: 5/18/2016

TO: Franklin Municipal Planning Commission

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

Subject

Consideration Of Ordinance 2016 - 20, To Be Entitled: "An Ordinance To Rezone 8.68 Acres From Specific Development-Residential District (SD-R 2.82) District To Neighborhood Commercial District (NC) For The Property Located South Of South Carothers Road And East Of Carothers Parkway."; (05/26/16 FMPC 9-0; 07-12-16 WS, 07/12/16 BOMA 7-0; 08/23/16 BOMA 8-0) THIRD AND FINAL READING

Project Information

COF Project Number: 6122

Applicant: John Haas, Edge

Owner: Khris Pascarella, Crescent Lockwood, LLC

Statements From The Land Use Plan

SPECIAL AREA 6

1. The character of this area is largely established.
2. New development shall reflect the same character as the established area.
3. Neighborhood commercial uses are appropriate for the three lots fronting the connector street between Carothers Parkway and South Carothers Road and for the lot located immediately to the east of these three lots on the south side of South Carothers Road.

Background/Staff Comments

Lockwood Glen was originally approved in 2008. The City Staff and the developers have been working together to request that these properties be zoned Neighborhood Commercial for the use of the residents moving into this corridor. The Planning staff requested the applicants to look into the creation of Neighborhood Commercial zoning districts in this area and the applicant has agreed. This will match the recently rezoned properties across South Carothers to the southeast that were rezoned to Neighborhood Commercial. Staff also recommends that, should the surplus ROW land at intersection of Carothers Parkway and South Carothers Road be abandoned, this land should also be rezoned to the Neighborhood Commercial Zoning District.

Recommendation

Approval

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