



## Legislation Details (With Text)

**File #:** 16-0890      **Version:** 1      **Name:**

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

**File created:** 10/10/2016      **In control:** Franklin Municipal Planning Commission

**On agenda:** 11/7/2016      **Final action:** 11/7/2016

**Title:** McEwen Place PUD Subdivision, Development Plan, Section 3, Revision 3, 338 Attached Residential Units And 207,600 Square Feet Of Commercial Space On 7.23 Acres, Located North Of West McEwen Drive And South Of The Intersection Of Jordan Road And Aspen Grove Drive.

**Sponsors:** Franklin Municipal Planning Commission, Josh King

**Indexes:**

**Code sections:**

**Attachments:** 1. MAP\_MCEwen Town Center.pdf, 2. McEwenPlace\_DP\_COA, 3. Elevations.pdf, 4. Layout.pdf, 5. Layout\_Closer.pdf, 6. McEwenPlace\_PlanSet.pdf

Date	Ver.	Action By	Action	Result
11/7/2016	1	Franklin Municipal Planning Commission		
10/27/2016	1	Franklin Municipal Planning Commission		

**DATE:** 10/19/2016

**TO:** Franklin Municipal Planning Commission

**FROM:** Josh King, Principal Planner  
Emily Hunter, Director of Planning and Sustainability

### Subject

McEwen Place PUD Subdivision, Development Plan, Section 3, Revision 3, 338 Attached Residential Units And 207,600 Square Feet Of Commercial Space On 7.23 Acres, Located North Of West McEwen Drive And South Of The Intersection Of Jordan Road And Aspen Grove Drive.

### Project Information

**COF Project Number:** 6248

**Applicant:** Gary Vogrin, Kiser-Vogrin Design

**Owner:** Adam Ballash, Boyle Investments- NRB McEwen Infrastructure LLC

### Background/Staff Comments

The original concept plan was approved for McEwen Place in 2006, which included detailed plans and a pattern book. In 2009, a revision to the concept plan was approved. In 2009, concept plans were a bubble-diagram format, and a subsequent regulating plan approval was required to set development details. A regulating plan was approved in December of 2010 for Sections 1 and 2. The developer chose to pursue approval of Section 3 (the town center portion) when more was known about the market demand and

conditions.

Since regulating plans have been replaced by development plans in the City's approval process, a development plan for Section 3 must be approved by Planning Commission prior to site plan review and approval. Boyle and Northwood-Ravin are seeking to develop two of the previous "blocks" into office, retail, and attached residential use under the existing entitlements approved as part of the Concept Plan. Future blocks will be developed under existing entitlements with subsequent development plan revisions. These development plan revisions are required to be approved by the Planning Commission.

### **Recommendation**

#### **Approval, with conditions.**

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/>](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.