

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/>](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.