



Legislation Details (With Text)

File #: 16-0972 **Version:** 1 **Name:** RES 2016-75 revised dev plan for Water's Edge
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 2016-75, To Be Entitled: "A Resolution Approving A Revised Development Plan For Water's Edge Pud Subdivision For The Property Located East Of Carothers Parkway And North Of Long Lane, 4413 South Carothers Road. (11/17/16 FMPC 9-0; 12/13/16 WS)
Sponsors: Ald. Ann Petersen, Brad Baumgartner
Indexes:
Code sections:
Attachments: 1. 2016-75 RES Waters Edge PUD DP Rev 4_with Map.Law Approved, 2. Waters Edge DP Rev 4 Map Res 2016-75, 3. Waters Edge PUD Subd, DP, Rev 4 Conditions of Approval_01, 4. Water's Edge Development Plan Rev. 4 11.3.2016, 5. Pages from Water's Edge Development Plan Rev. 4 Dev Plan Sheet Only, 6. Pages from Water's Edge Development Plan Rev. 4 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 2016-75, To Be Entitled: "A Resolution Approving A Revised Development Plan For Water's Edge Pud Subdivision For The Property Located East Of Carothers Parkway And North Of Long Lane, 4413 South Carothers Road. (11/17/16 FMPC 9-0; 12/13/16 WS)

Project Information

COF Project Number: 6284

Applicant: Greg Gamble, Gamble Design Collaborative

Owner: Real Estate Solutions Group, LLC

Background/Staff Comments

The applicant is proposing a development plan revision to change the layout of properties to the southeastern side of the development and the addition of a new typical lot type. The new typical lot type is 40' by 125' and

provides a single family detached residential unit with an alley loaded garage. The development also increases the total numbers of lots by 28 units. The development plan was last revised in December of 2014 (COF#4725). Staff supports the changes as the inclusion of a new larger open space in the southeast section of the site provides a more appealing design, and the smaller lot types are appropriate because they are dispersed through the neighborhood.

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.