



Legislation Details (With Text)

File #: 17-0136 **Version:** 1 **Name:** Simmons Ridge Development Plan
Type: Resolution **Status:** Passed
File created: 2/3/2017 **In control:** Board of Mayor & Aldermen
On agenda: 5/9/2017 **Final action:** 5/9/2017
Title: PUBLIC HEARING: Consideration Of Resolution 2017-09, To Be Entitled: "A Resolution Approving A Revised Development Plan For Simmons Ridge PUD Subdivision, With One (1) Modification of Standards (Backing onto City Streets) For The Property Located East Of Carothers Parkway And North Of South Carothers Road."; (3/23/17 FMPC 6-0, 04/11/17 WS).
Sponsors: Franklin Municipal Planning Commission, Emily Hunter, Amy Diaz-Barriga, Josh King
Indexes:
Code sections:
Attachments: 1. MAP_SimmonsRidgeDevPlan.pdf, 2. 6339 Simmons Ridge DP rev 4 Conditions of Approval_03, 3. 2017-09 SimmonsRidgePUDSubdivisionRev4_with Map_Law Approved(2).pdf, 4. LAYOUT_SimmonsRidge.pdf, 5. ARCH_SimmonsRidge.pdf, 6. Simmons Ridge Dev Rev 4 Resubmittal Set 3.2.2017.pdf

Date	Ver.	Action By	Action	Result
5/9/2017	1	Board of Mayor & Aldermen	approved	Pass
4/11/2017	1	Work Session	referred as a Public Hearing Item	
3/23/2017	1	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and	Pass
2/23/2017	1	Franklin Municipal Planning Commission	referred	Pass

DATE: March 15, 2017

TO: Franklin Municipal Planning Commission

FROM: Josh King, Principal Planner
Amy Diaz-Barriga, Current Planning Supervisor
Emily Hunter, Director of Planning and Sustainability

Subject

PUBLIC HEARING: Consideration Of Resolution 2017-09, To Be Entitled: "A Resolution Approving A Revised Development Plan For Simmons Ridge PUD Subdivision, With One (1) Modification of Standards (Backing onto City Streets) For The Property Located East Of Carothers Parkway And North Of South Carothers Road."; (3/23/17 FMPC 6-0, 04/11/17 WS).

Project Information

COF Project Number: 6339

Applicant: Greg Gamble, Gamble Design

Owner: John Franks, Simmons Ridge LLC

Background/Staff Comments

The Simmons Ridge Development Plan was originally approved by BOMA on November 23, 2010. This revision keeps the same number of units but adjusts the layout of the development to better preserve wetlands and a stream located on-site. An external access point along the northern property limits has also been relocated with this proposed revision, and a potential connection to Warren Road is being relocated to a more feasible location within the development. This proposed revision also adds a new housing type, an alley loaded single-family product, and adds a three-story option for the townhomes.

Modifications of Standards

MOS-1: Backing onto public streets

With revision 2 of the Simmons Ridge PUD Subdivision Development Plan in 2012, a modification of standards was approved from Section 5.9.3 (4)(b) of the Zoning Ordinance to allow vehicles to back out of guest parking spaces proposed within this development onto City streets, with the condition that the off-street parking areas be set off from the traveled way by a rolled curb, be constructed of pervious pavers, and be maintained by the Homeowners Association. The applicant is requesting a revision to the condition that was placed on the originally-granted modification of standards to allow the parking spaces to be constructed of a pavement surface approved by the City Engineer, rather than strictly pervious pavers. The original intent of the pavers was to provide a parking surface that was distinguishable from the asphalt surfacing of the roadway.

Staff recommends approval of this revised Modification of Standards.

Recommendation

Recommend favorably to the Board of Mayor and Aldermen.

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.