

Legislation Details (With Text)

File #: 17-0205 **Version:** 1 **Name:** Harpeth Square Development Plan

Type: Resolution **Status:** Passed

File created: 3/2/2017 **In control:** Board of Mayor & Aldermen

On agenda: 5/9/2017 **Final action:** 5/9/2017

Title: PUBLIC HEARING: Consideration of Resolution 2017-14, To Be Entitled: "A Resolution Approving A Revised Development Plan For Harpeth Square PUD Subdivision, With 5 Existing Modifications Of Development Standards For The Property Located Within The Block Of 1st Avenue, Bridge Street, 2nd Avenue North And East Main Street."; (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_HarpethSquarePUDSubdivision.pdf, 2. 2017-14 RES Harpeth Square PUD Subdivision Rev 2_with MapLaw Approved.pdf, 3. 6356 Harpeth Square DP Revision 2 Conditions of Approval_01, 4. Layout_HarpethSquare.pdf, 5. HarpethSquare_Arch.pdf, 6. HarpethSquare DevelpPlan Rev2 3.2.2017.pdf, 7. FULLSET_HarpethSquare DevelpPlan Rev2 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

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 2017-14, To Be Entitled: "A Resolution Approving A Revised Development Plan For Harpeth Square PUD Subdivision, With 5 Existing Modifications Of Development Standards For The Property Located Within The Block Of 1st Avenue, Bridge Street, 2nd Avenue North And East Main Street."; (3/23/17 FMPC 6-0, 04/11/17 WS)

Project Information

COF Project Number: 6356

Applicant: Greg Gamble, Gamble Design

Owner: Harpeth Associates LLC

Background/Staff Comments

The applicant is adding four additional hotel units to the existing hotel entitlements of 115 rooms. The applicant is accomplishing this without modifying the existing footprint of the hotel or changing the elevations of the hotel.

Project Considerations

Project Considerations are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

The project has five (5) existing modification of standards. There are no changes proposed to these.

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.