



Legislation Details (With Text)

File #: 17-0627 **Version:** 1 **Name:**
Type: Planning Item **Status:** Passed
File created: 7/10/2017 **In control:** Franklin Municipal Planning Commission
On agenda: 7/27/2017 **Final action:** 7/27/2017
Title: Creekstone Commons PUD Subdivision, Site Plan, Lots 7 & 8, Revision 1 (High Hopes School), 19,350 Square Foot Building And Parking Lot Expansion On 3.64 Acres, Located South Of Royal Oaks Boulevard & West Of Creekstone Boulevard, 301 And 303 High Hopes Court. (CONSENT AGENDA)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Creekstone Commons PUD Subd SP Rev 1 Lots 7 8 High Hopes School Map, 2. Creekstone Commons, SP Rev 1 Lots 7 8 High Hopes Conditions of Approval, 3. Creekstone Commons High Hope Layout, 4. Creekstone Commons High Hopes Arch, 5. HighHopes Site Plan Resubmittal 07.06.2017

Date	Ver.	Action By	Action	Result
7/27/2017	1	Franklin Municipal Planning Commission	approved	Pass

DATE: July 17, 2017

TO: Franklin Municipal Planning Commission

FROM: Brad Baumgartner, Senior Planner
Amy Diaz-Barriga, Current Planning Supervisor
Emily Hunter, Director of Planning and Sustainability

Subject

Creekstone Commons PUD Subdivision, Site Plan, Lots 7 & 8, Revision 1 (High Hopes School), 19,350 Square Foot Building And Parking Lot Expansion On 3.64 Acres, Located South Of Royal Oaks Boulevard & West Of Creekstone Boulevard, 301 And 303 High Hopes Court. (CONSENT AGENDA)

Project Information

COF Project Number: 6477

Applicant: Daniel Smola, Barge-Cauthen

Owner: Gail Powell, High Hopes School

Background/Staff Comments

The applicant is proposing an addition of 19,350 square feet onto the High Hopes School and expanding the parking lot. An incompatible land-use buffer will be maintained along the southwest property line.

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. Once the corrected site plan has been approved, one (1) full-size and one (1) half-size copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.
3. Once the project has obtained Site Plan approval, the applicant will be notified by COF Engineering Department with instructions regarding the status of their digitally stamped construction plans.
4. The applicant shall upload complete building plans, including the approved, revised site plans, to the City's IDT site for Building and Neighborhood Services Department review and approval prior to the issuance of a building permit.
5. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
6. The city's project identification number shall be included on all correspondence with any city department relative to this project.