

## Legislation Details (With Text)

**File #:** 18-0056      **Version:** 1      **Name:** ORD 2018-02 Rezone Branch Creek Crossing  
**Type:** Ordinance      **Status:** Consent Agenda  
**File created:** 1/9/2018      **In control:** Board of Mayor & Aldermen  
**On agenda:** 3/27/2018      **Final action:** 3/27/2018  
**Title:** Consideration of Ordinance 2018-02, To Be Entitled: "An Ordinance To Rezone 19.11 Acres From Specific Development Variety (SD-X 2.5/40,536) District To Specific Development Variety (SD-X 0/96,536) District For The Property Located South Of Moores Lane And East Of Franklin Road, (Near 574 And 580 Franklin Road) (Branch Creek Crossing PUD Subdivision, Revision 3)." (01-25-18 FMPC 9-0; 02/13/18 1st BOMA 8-0, 03/13/18 2nd BOMA Reading 8-0) THIRD AND FINAL READING  
**Sponsors:** Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga, Josh King

**Indexes:**

**Code sections:**

**Attachments:** 1. MAP\_Branchcreekcrossing.pdf, 2. 2018-02\_ORD\_Branch Creek rezoning\_with Map.Law Approved, 3. Branch Creek Rezoning Revision 3 - Resubmittal 1.4.2018.pdf

Date	Ver.	Action By	Action	Result
3/27/2018	1	Board of Mayor & Aldermen	approved	Pass
3/13/2018	1	Board of Mayor & Aldermen	referred as a Consent Item	Pass
2/13/2018	1	Board of Mayor & Aldermen	referred as a Public Hearing Item	Pass
2/13/2018	1	Work Session	acknowledged	
1/25/2018	1	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and	Pass

**DATE:** January 17, 2018

**TO:** Franklin Municipal Planning Commission

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

### Subject

Consideration of Ordinance 2018-02, To Be Entitled: "An Ordinance To Rezone 19.11 Acres From Specific Development Variety (SD-X 2.5/40,536) District To Specific Development Variety (SD-X 0/96,536) District For The Property Located South Of Moores Lane And East Of Franklin Road, (Near 574 And 580 Franklin Road) (Branch Creek Crossing PUD Subdivision, Revision 3)." (01-25-18 FMPC 9-0; 02/13/18 1<sup>st</sup> BOMA 8-0, 03/13/18 2<sup>nd</sup> BOMA Reading 8-0) THIRD AND FINAL READING

### Project Information

**COF Project Number:** 6605  
**Applicant:** Greg Gamble, Gamble Design

**Owner:** BBC Investments, LLC.

**Background/Staff Comments**

A separate Resolution 2018-04 accompanies this Rezoning. Envision Franklin recommends a Neighborhood Mixed Use form and land use in this area. The SD-X Zoning and accompanying Development Plan (2018-04) meet the overall intent of Envision Franklin, although this Rezoning and Development Plan do remove the multifamily component of this PUD, and replace it with additional office square footage.

**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.*

Staff has acknowledgment from Gateway Church, the property to the North, for connections on both sides of Dry Branch Creek. The connection shown on the east side of the Creek has not been shown on a forthcoming site plan revision for the Gateway Church site.

**Recommendation**

**Recommend favorably to the Board of Mayor and Aldermen.**

**PROCEDURAL REQUIREMENTS:**

1. The city's project identification number shall be included on all correspondence with any city department relative to this project.