



Legislation Text

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DATE: 5/16/2016

TO: Franklin Municipal Planning Commission

FROM: Josh King, Senior Planner
Bob Martin, Interim Director of Planning and Sustainability

Subject

PUBLIC HEARING: Consideration of Resolution 2016-25, to Be Entitled: "A Resolution Approving a Revised Development Plan for the Berry Farms Town Center PUD Subdivision, for the Property Located East of Lewisburg Pike and North of Goose Creek Bypass"; (05/26/16 FMPC 9-0; 06/14/16 WS, Deferred by BOMA at

07/12/16)

Project Information

COF Project Number: 6123

Applicant: Adam Ballash, Boyle Investment Company

Owner: Rural Plains Partnership

Background/Staff Comments

Berry Farms Town Center PUD Subdivision was originally approved by the BOMA at the 5/10/05 meeting. The original pattern book approved with this rezoning and concept plan contained language related to transect zones and allowed uses. The intent of this development plan revision is to clarify allowed uses within the development. The applicant is adding selected uses identified in the City of Franklin Zoning Ordinance, not originally included in the original pattern book.

BERRY FARMS PUD - PERMITTED USE TABLE		
	<i>Use Types Permitted</i>	<i>Additional Requirements</i>
Permitted	Residential Uses	
	Attached	Regardless of ownership structure
	Detached	Regardless of ownership structure

	Civic and Institutional Uses	
	Charitable, Fraternal, or Social	Sec. 3.2.5 (1)
	Day Care Centers	Sec. 3.2.5 (1)
	Educational Facilities	Sec. 3.2.5 (1)
	Essential Services	Sec. 3.2.5 (1)
	Passive Parks and Open Space	Sec. 3.2.5 (1)
	Public Buildings or Uses	Sec. 3.2.5 (1) and (3)
	Office Uses	
	Offices	Sec. 3.2.6 (1) and (2)
	Commercial Uses	
	Bed and Breakfast Establishments	Sec. 3.2.7(1) and (3)
	Boutique Hotels	Sec. 3.2.7(1) and (7)
	Commercial Kennels	Sec. 3.2.7 (1) and (4)
	Convenience Stores	Sec. 3.2.7 (1) and (5)
	Hotels	Sec. 3.2.7(1) and (6)
	Personal Services	Sec. 3.2.7 (1)
	Restaurants	Sec. 3.2.7 (1)
	Restaurants, Drive-In/Drive-Through	Sec. 3.2.7 (1)
	Retail and Commercial Uses	Sec. 3.2.7 (1) (10) and (13)
	Service Commercial Uses	Sec. 3.2.7 (1)
	Theaters	Sec. 3.2.7 (1)
	Veterinary Facilities (Indoor)	Sec. 3.2.7 (1) and (12)
	Veterinary Facilities (Neighborhood)	Sec. 3.2.7 (12)

**BERRY FARMS PUD -
USES TO ADD TO
PERMITTED USE TABLE**

	<i>Use Types Permitted</i>	<i>Additional Requirements</i>
Development Plan Revision	Residential Uses	
	Group Homes	
	Civic and Institutional Uses	
	Active Park Facilities	Sec. 3.2.5 (1)
	Assisted Living Facilities	Sec. 3.2.5 (1)
	Clinics	Sec. 3.2.5 (1)
	Nursing/Convalescent Home	Sec. 3.2.5 (1)
	Place of Public Assembly	Sec. 3.2.5 (1)
	Rehabilitation Centers	Sec. 3.2.5 (1) and (3)
	Commercial Uses	

	Automotive Fuel Sales	Sec. 3.2.7 (1) and (5)
	Automotive Service Facilities	Sec. 3.2.7 (1) and (2)
	Automotive Wash Facilities	Sec. 3.2.7 (1) and (2)
	Funeral Homes	Sec. 3.2.7 (1) and (8)
	Recreational Facilities (Private)	Sec. 3.2.7 (1) and (9)
	Recreational Facilities (Neighborhood)	Sec. 3.2.7 (1) and (9)
	Telecommunication Towers and Antennas	Sec. 3.2.10

Recommendation

Approval, with conditions

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.