



Legislation Text

File #: 16-0587, **Version:** 1

DATE: 7/20/2016

TO: Franklin Municipal Planning Commission

FROM: Brad Baumgartner, Planner
Emily Hunter, Director of Planning and Sustainability

Subject

PUBLIC HEARING: Consideration of Resolution 2016-39, To Be Entitled, "A Resolution Approving A Revised Development Plan For Highlands At Ladd Park PUD Subdivision (Revision 7), With 1 Modification Of Development Standards (Cul-De-Sac Length), For The Property Located North Of Long Lane And West Of Carothers Parkway."; (07/28/16 FMPC 8-0; 08/09/16 WS)

Project Information

COF Project Number: 6175

Applicant: Greg Gamble, Gamble Design Collaborative

Owner: Paul Arnold, Trillium Farms, LP

Background/Staff Comments

The rezoning and concept plan for The Highlands at Ladd Park were originally approved by the BOMA on June 14, 2005 (Ordinance 2004-82). The approved concept plan has been revised six times prior to this submittal, most recently on July 17, 2015 (project # 5800).

With this revision the applicant proposes several changes:

- Density increase from 1,203 dwelling units to 1,217 dwelling units. The revised density will be 1.96 du/a.
- Sections 26, 28, 29, 32-34, and 40 are now shown as approved, with associated open spaces given recorded lot numbers and acreage.
- A previous Lot in Reserve in Section L will be absorbed into Open-Space L3.
- Fourteen lots will be added to Section I (previously shown as a Lot in Reserve) on the east side of Carothers Parkway just south of Snowden Road East.
- All open space and Lot Charts will be revised accordingly.
- Section L has one revision, lots were pulled away from the east perimeter of the property to create a buffer to save existing trees.
- Section N has two revisions: one cul-de-sac, to avoid a vertical grade greater than 10percent; and one open space, N4, will be added for water quality.

Modifications of Standards

A modification of development standard 5.10.8, alley and cul-de-sac layout, allowing a cul-de-sac to be longer than 500 feet in length.

Staff supports the modification of standards as the Engineering department has stated that a connection to Carothers at the proposed location would not be permitted due to sub-standard intersection spacing. The cul-de-sac layout is the recommended layout for the site based on these limitations.

Therefore, staff recommends approval of the Modification of Standard.

Recommendation

Favorable recommendation to the Board of Mayor and Aldermen.

See attached pages for a list of staff recommended conditions of approval.

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit one (1) complete and folded set and a .pdf file of corrected site plan to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). 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 all conditions of approval related to engineering and tree preservation concerns have been met, the applicant shall submit one (1) half-size copy and four (4) full-size copies of the corrected grading/drainage and seven (7) full-size copies of the corrected water/sewer plans to the Department of Building and Neighborhood Services (Attn: Engineering Dept.) to be stamped and signed by city officials prior to the issuance of stormwater and grading permits and water/sewer approval, where applicable. It is also suggested that the applicant submit the stormwater and grading permit applications and stormwater maintenance plan and agreement in conjunction with the grading/drainage plan submittal.
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.