



Legislation Text

File #: 16-0650, **Version:** 1

DATE: 8/17/2016

TO: Franklin Municipal Planning Commission

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

Subject

Consideration of Ordinance 2016-32, To Be Entitled, "An Ordinance To Rezone 5.3 Acres From Heavy Industrial District (HI) And Detached Residential 3 District (R-3) To Specific Development Residential (SD-R 7.55) District For The Property Located South Of Avondale Drive And East Of Columbia Avenue, 302 Avondale Drive. (08/25/16 FMPC 8-0, 9/13/16 WS, 1st BOMA Reading 09/13/16 8-0; 10/11/16 2ND Reading 8-0) THIRD AND FINAL READING

Project Information

COF Project Number: 6196

Applicant: Adam Crunk, Crunk Engineering

Owner: William L. Mayo

Background/Staff Comments

The site is currently zoned Heavy Industrial (HI) District and Detached Residential 3 (R-3). The proposed zoning is Specific Development- Residential (SD-R 7.55). The accompanying development plan is COF #6197. The proposed uses of Attached and Detached Residential are supported by the Land Use Plan in the following excerpts for the Central Franklin Character Area, Special Area 3, where the site is located:

Land Use

4. The predominant uses will include detached and attached residential development, institutional and civic uses. Accessory dwellings are appropriate in the area. In addition to existing commercial uses, limited neighborhood commercial, civic and institutional uses will occur in nodes located at major intersections of collector or arterial streets.

Development Form

5. The area should follow standards for traditional areas. New infill and redevelopment in the area is recommended for TND that respects the character of established traditional development.

6. Buildings may be at a scale of up to 3 stories. Pursuant to a PUD under certain circumstances, buildings may be up to 4 stories. However, buildings at a height of 4 stories are inconsistent with the established character of a majority of the area and should be discouraged.

Connectivity

7. Development will provide an interconnected street network with sidewalks present.

8. Development may be supported by surface or structural parking located to the side or rear of buildings which address the street. On-street parking is encouraged. Future above grade parking structures may be incorporated into residential development so long as they do not adversely impact the residential character of the area. Large stand-alone parking structures that are truly geared toward commercial/office uses are prohibited.

Recommendation

Favorable recommendation of Ordinance 2016-32 to the Board of Mayor and Aldermen.

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

PROCEDURAL REQUIREMENTS:

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