



Legislation Text

File #: 16-0798, **Version:** 1

DATE: September 14, 2016

TO: Franklin Municipal Planning Commission

FROM: Josh King, Principal Planner
Emily Hunter, Director of Planning and Sustainability

Subject

508 Duke Drive Subdivision, Preliminary Plat, 4 Commercial Lots On 7.3 Acres, Located At The Southeast Corner Of Mallory Station Road And Duke Drive.

Project Information

COF Project Number: 6218
Applicant: Greg Gamble, Gamble Design
Owner: Mike Hayes

Background/Staff Comments

The site is located at the southeast corner of the intersection of Duke Drive and Mallory Station Road. The applicant is seeking to subdivide two existing platted lots into four commercial/light industrial lots. Both existing lots are zoned LI (Light Industrial) and are seeking to retain this existing zoning. A site plan and final plat will be filed once buildings are designed for this site. The existing zoning is contextually appropriate with the commercial office/light industrial warehousing uses surrounding these lots, and the proposed re-subdivision conforms to the zoning ordinance and subdivision regulations.

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/>). 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.