



Legislation Text

File #: 16-0819, **Version:** 1

DATE: October 11, 2016

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Emily Hunter, Planning and Sustainability Director
Amanda Rose, Preservation Planner
Joey Bryan, Planner

SUBJECT:

Consideration Of Resolution 2016-67 For Amendments To The Historic District Design Guidelines (10/11/16 WS)

Purpose

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning information regarding a resolution to amend the Historic District Design Guidelines (*Guidelines*) as they pertain to proposed exterior alterations within the Historic Preservation Overlay.

Background

These *Guidelines* provide the Historic Zoning Commission (HZC) and residents of locally-designated historic districts with guidance for building rehabilitation, new construction, additions, signs, and other alterations that may affect the overall appearance and character of Franklin's historic areas. The document also provides information on rehabilitation methods and parameters for new construction and demolition in order to guide property owners in planning and designing their projects.

The current *Guidelines* document was approved in 2010, and only minor revisions have been approved to the document since that time. The Planning and Sustainability staff and the HZC are seeking approval to amend the document to better address infill considerations such as height, scale, and massing. Other proposed amendments seek to provide more substantive guidance on enclosed additions, fencing, signage, windows, and other site features. Minor changes to the formatting of the document are also proposed in order to prioritize guidance and increase readability.

On February 8, 2016 and July 11, 2016, the HZC recommended that the revisions proposed in Appendix A be made to the *Guidelines*.

The schedule of meetings held throughout the *Guidelines* revision process is listed as follows:

- 1st HZC Working Meeting: October 19, 2015

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| • 2 nd HZC Working Meeting: | November 10, 2015 |
| • HZC Meeting (Discussion of Draft Revisions): | January 11, 2016 |
| • HZC Meeting (Approval Request): | February 8, 2016 |
| • Neighborhood Meeting: | February 29, 2016 |
| • 3 rd HZC Working Meeting: | June 15, 2016 |
| • HZC Meeting (Approval Request): | July 10, 2016 |

Financial Impact

There is no direct financial impact on the City of Franklin regarding this item.

Recommendation

Staff recommends approval of Resolution 2016-67.