



Legislation Text

File #: 16-0875, **Version:** 1

DATE: 10/19/2016

TO: Franklin Municipal Planning Commission

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

Subject

Arlington At West Main PUD Subdivision, Site Plan, With One Design Modification (Building Length), 8 Attached Residential Units On 0.99 Acres, Located At 725 West Main Street.

Project Information

COF Project Number: 6254
Applicant: Matt Taylor, Studio 8 Design
Owner: Crews West Main, LLC

Background/Staff Comments

The site plan for Arlington at West Main includes 8 condominium units. The applicant is requesting one design modification for attached residential building length. The rezoning and development plan were favorably recommended to the BOMA on the June FMPC meeting (COF # 6147 & #6148). The building elevations received a Certificate of Appropriateness from the Historic Zoning Commission on September 12, 2016.

Modifications of Standards

The applicant requests a Design Modification from Section 5.3.5 (b) (ii) to allow for an attached residential building to be longer than 200 feet. Staff finds that this is appropriate because the applicant has suitable architectural detailing along their facades. The proposed building length matches the approved development plan.

Staff recommends **approval** of this Design Modification.

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. 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 the project has obtained Site Plan approval, the applicant will be notified by COF Engineering Department with instructions regarding the status of their digitally stamped construction plans.
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.