



## Legislation Text

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**File #:** 16-0969, **Version:** 1

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**DATE:** November 11, 2016

**TO:** Franklin Municipal Planning Commission

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

### **Subject**

Consideration Of Ordinance 2016-46, To Be Entitled: "An Ordinance To Rezone 19.11 Acres From Specific Development Variety SD-X (2.5, 36,480) District To Specific Development Variety SD-X (2.5, 44,000) District For The Property Located South Of Moores Lane And East Of Franklin Road, 580 Franklin Road (Branch Creek Crossing PUD Subdivision)." (11/17/16 FMPC 9-0, 12/13/16 WS & 1<sup>st</sup> Reading 7-0; 1/10/17 2<sup>nd</sup> Reading 8-0) THIRD AND FINAL READING

### **Project Information**

**COF Project Number:** 6280

**Applicant:** Michael Dewey, Dewey Engineering  
**Owner:** Tony Harris, Branch Creek Partners

### **Land Use Plan**

Character

1. This area is comprised of mixed-use centers that include commercial, attached residential and institutional. Future development of the area will be likened to the established design concept.
2. The protection of environmental features is important to this area's unique community character. Of particular importance in this area are hillsides and hilltops. These features should be protected.

Land Use

1. Existing uses are predominantly high density, mixed use development, consisting of Attached and Detached Residential, Institutional, Neighborhood, and Local Retail and Office uses.

Development Form

1. This area should follow standards for the Mixed-Use Design Concept.
2. There are also many areas that are environmentally sensitive slopes which have been assigned the Conservation Design Concept.
3. The main portion of development in this area will occur on the west side of Franklin Road. The east side of Franklin Road offers less development opportunities due to steep slopes and floodway and floodway fringe overlays, but development adjacent to Franklin Road shall mirror the character of new development on the

west side.

4. Development shall occur pursuant to a Master Plan. The Master Plan shall provide for a transition of land-use intensity south along Franklin Road to match the Rural Residential character of Franklin Road to the south.

**Background/Staff Comments**

The rezoning is required because the applicant is proposing a development plan revision which includes the commercial square footage on the site. The Land Use Plan supports the changes being made to the development plan, and accordingly, the rezoning. The accompanying development revision is also for consideration (COF# 6280).

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