



## Legislation Text

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**File #:** 16-0972, **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

PUBLIC HEARING: Consideration of Resolution 2016-75, To Be Entitled: "A Resolution Approving A Revised Development Plan For Water's Edge Pud Subdivision For The Property Located East Of Carothers Parkway And North Of Long Lane, 4413 South Carothers Road. (11/17/16 FMPC 9-0; 12/13/16 WS)

### Project Information

**COF Project Number:** 6284

**Applicant:** Greg Gamble, Gamble Design Collaborative

**Owner:** Real Estate Solutions Group, LLC

### Background/Staff Comments

The applicant is proposing a development plan revision to change the layout of properties to the southeastern side of the development and the addition of a new typical lot type. The new typical lot type is 40' by 125' and provides a single family detached residential unit with an alley loaded garage. The development also increases the total numbers of lots by 28 units. The development plan was last revised in December of 2014 (COF#4725). Staff supports the changes as the inclusion of a new larger open space in the southeast section of the site provides a more appealing design, and the smaller lot types are appropriate because they are dispersed through the neighborhood.

### 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 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.

