



## Legislation Text

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**File #:** 17-0048, **Version:** 1

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**DATE:** January 18, 2017

**TO:** Franklin Municipal Planning Commission

**FROM:** Josh King, Principal Planner  
Amy Diaz-Barriga, Current Planning Supervisor  
Emily Hunter, Director of Planning and Sustainability

### Subject

Consideration of Ordinance 2016-51, To Be Entitled: "An Ordinance To Rezone 23.61 Acres From General Commercial (GC) District To Specific Development Variety (SD-X 14.61/350,000/200) District For The Property Located North Of East McEwen Drive And East Of Carothers Parkway, (Apex Village PUD Subdivision)." (01/27/17 FMPC; 02/14/17 1<sup>ST</sup> BOMA Reading 6-0; 03/14/17 2<sup>nd</sup> BOMA Reading 7-0) THIRD AND FINAL READING

### Project Information

**COF Project Number:** 6305  
**Applicant:** John Haas, EDGE  
**Owner:** Khris Pascarella, Pearl Street Partners

### Background/Staff Comments

The site is currently zoned General Commercial (GC) District. The proposed zoning is Specific Development-Variety (SD-X 14.61/350,000/200). The accompanying development plan is COF #6276 and is being considered as part of the January 26, 2017 FMPC agenda, as well. The land use plan places these parcels in the McEwen Character Area, Special Area 4, and supports the uses proposed with this rezoning.

### MCEWEN CHARACTER AREA, SPECIAL AREA 4

1. A mixture of Attached and Detached Residential and Neighborhood or Local Retail uses is recommended, either in separate structures (proximate mixed uses) or with multiple uses in the same building on different floors (vertical mixed uses).
2. Retail uses, mid-rise commercial and hotels should be of higher intensity adjacent to I-65 and transition to less intensive uses further away from the interstate.
3. Local Retail may be located as a transitional land use between the Regional Retail and surrounding residential neighborhoods.
4. Attached Residential is also appropriate as a transition to residential uses to the east.
5. All "big box" retail shall be located west of I-65.

**Recommendation**

**Recommend favorably 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.