



Legislation Text

File #: 17-0343, **Version:** 1

DATE: April 19, 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

Gateway Village PUD Subdivision, Development Plan, Revision 6, Lot 136, A 15,421 Square-Foot Commercial Office On 1.16 Acres, Located At 3020 Stansberry Lane.

Project Information

COF Project Number: 6381

Applicant: Jason Morelock, Morelock Engineering

Owner: Brian Kubricky, Vineyard Productions

Background/Staff Comments

The applicant is proposing to construct a two-story commercial office building on lot 136 within the Gateway Village PUD Subdivision. The height and massing of the proposed structure is in keeping with the scale and massing of the other commercial buildings within Gateway Village. Envision Franklin supports a Neighborhood Mixed Use concept in this area. This development plan revision meets the site design and form guidelines of this plan except for parking. Envision Franklin calls for parallel parking along low volume streets internal to the subdivision. The original development plan called for head-in style parking along the internal street. Staff is willing to support this deviation from the Envision Franklin guidelines due to the existing approved development plan and the amount of the development that has been completed.

Project Considerations

Project Considerations are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

The Development Plan was previously amended by a 7 to 1 vote at the March 26, 2015 to allow for a single story quick service restaurant with drive thru use on this site. The proposed development plan revision aligns closer to the spirit and intent of Envision Franklin.

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/>](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.