



Legislation Text

File #: 17-0550, **Version:** 1

DATE: June 14, 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 2017-24, To Be Entitled: "An Ordinance To Rezone .43 Acres From Residential-3 (R3) District To Office Residential (OR) District For The Property Located At The Southeast Corner Of Columbia Ave And Carolyn Avenue, 1475 Columbia Avenue."; (06/22/17 FMPC 8-1, 07/11/17 WS, 08/08/17 1st BOMA Reading 5-2; 9/12/17 BOMA 2nd READING 8-0) THIRD AND FINAL READING

Project Information

COF Project Number: 6429
Applicant: Matt Bryant, M2 Group
Owner: Michael Gentry

Background/Staff Comments

Envision Franklin recommends an office residential design concept for this location. The Office Residential design concept primarily consists of established, historic, single-family residential structures with a traditional development pattern. Over time, many of these residential structures have been converted to office and personal-service uses.

This design concept designates the transition area between more intensive commercial areas and the surrounding residential areas. Buildings, regardless of use, should maintain a single-family residential character.

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 current driveway configuration does not meet intersection design criteria. Engineering has requested the applicant close the connection point closest to Columbia Ave to improve Level of Service and safety at the intersection.

Future development of this site will require a site plan. The City of Franklin has a roadway improvement project that could require 15 feet of ROW from this property.

A separate exhibit of properties under the Office Residential (OR) zone in the City has been added to the project file. These are existing properties that meet the intent of the OR Zone or are currently in the OR zone.

Recommendation

Recommend favorably to the Board of Mayor and Aldermen.

PROCEDURAL REQUIREMENTS:

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