



Legislation Text

File #: 17-0553, **Version:** 1

DATE: June 14, 2017

TO: Franklin Municipal Planning Commission

FROM: Brad Baumgartner, Senior Planner
Amy Diaz-Barriga, Current Planning Supervisor
Emily Hunter, Director of Planning and Sustainability

Subject

PUBLIC HEARING: Consideration Of Resolution 2017-39, To Be Entitled: "A Resolution Approving A Development Plan For The Moss Property PUD Subdivision, For The Property Located East Of Carothers Parkway And North Of Long Lane At 4360 Long Lane."; (06/22/17 FMPC 9-0, 7/11/17 Work Session; 8/8/17 BOMA Deferred Public Hearing to September 12, 2017)

Project Information

COF Project Number: 6441

Applicant: Greg Gamble, Gamble Design Collaborative

Owner: Barry Moss

Background/Staff Comments

The applicant is proposing thirty (30) single family homes directly adjacent to the Highlands at Ladd Park Subdivision. The proposed neighborhood will connect to the Highlands at Ladd Park PUD Subdivision. The proposed neighborhood is within the Single Family Residential Design Concept in Envision Franklin, which recommends a range of single-family dwellings and lots sizes and states that new developments should transition from the existing development patterns in adjacent neighborhoods. New neighborhoods should have walkable well-connected street systems that connect to surrounding neighborhoods and should be designed around natural features to highlight these areas as community amenities. Specific to lot size, Envision Franklin generally recommends a variety in lot sizes for all new residential development; however, since the proposed subdivision includes only 30 lots that are consistent with the larger surrounding context of the Highlands at Ladd Park PUD Subdivision, staff finds the proposed plan to be appropriate.

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 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.