



Legislation Text

File #: 17-0903, **Version:** 1

DATE: October 18, 2017

TO: Franklin Municipal Planning Commission

FROM: Emily Hunter, Director of Planning and Sustainability
Amy Diaz-Barriga, Current Planning Supervisor
Joey Bryan, Planner

Subject

Consideration Of Ordinance 2017-51, To Be Entitled, "An Ordinance To Rezone 0.42 Acres From Civic-Institutional (CI) District To Detached Residential (R-3) District For The Property Located East Of Cannon Street And South Of Fairground Street, At 221 Fairground Street. (10-26-17 FMPC 8-0, 11/14/17 WS and 1st BOMA Reading 8-0, 12-12-17 2nd BOMA 7-0) THIRD AND FINAL READING

Project Information

COF Project Number: 6540
Applicant: Ashley Smith, HFR Design, Inc.
Owner: Franklin Special School District, Chip Sternenberg, Rep.

Background/Staff Comments

The purpose of this ordinance is to rezone 0.42 acres from the Civic-Institutional (CI) District to R-3 at 221 Fairground St. for future residential development. The property is currently owned by the Franklin Special School District. The Envision Franklin Land Use Plan supports the rezoning request as this property sits in the Historic Residential Design Concept. This parcel is located in the Critical Infill Lot Area and any future infill development would need to meet the Transitional Features regulations as outlined in Section 5.3.4 of the Zoning Ordinance. No development plan has been submitted at this time, however the proposed zoning district would allow for one single-family detached residential dwelling.

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.