



Legislation Text

File #: 18-0055, **Version:** 1

DATE: January 17, 2018

TO: Franklin Municipal Planning Commission

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

Subject

PUBLIC HEARING: Consideration Of Resolution 2018-04, To Be Entitled: "A Resolution Approving A Revised Development Plan For Branch Creek Crossing PUD Subdivision, For The Property Located South Of Moores Lane And East Of Franklin Road, Near 574 And 580 Franklin Road." (01-25-18 FMPC 9-0, 02/13/18 WS)

Project Information

COF Project Number: 6591

Applicant: Greg Gamble, Gamble Design

Owner: BBC Investments LLC,

Background/Staff Comments

Envision Franklin recommends a Neighborhood Mixed Use form and land use in this area. The Neighborhood Mixed-Use design concept provides a diverse mix of high-activity uses with a connected and walkable block layout. These centers and corridors should have coordinated development patterns at a pedestrian scale, with high-quality architecture, plazas, sidewalks, and pedestrian and bicycle amenities to activate the street and connect these gathering places to the residential neighborhoods they support.

It further states: "Large developments should be master planned in order to achieve a cohesive design for the entire site. Building setbacks adjacent to streets should be minimal to create an active street environment with wide tree-lined sidewalks that encourages pedestrian activity. Where internal drives are used to organize buildings and pedestrian movement, setbacks to internal drives should be minimized wherever possible. Buildings and their main entrances should be oriented toward the street. Buildings, where feasible, should be sited or designed to create public spaces, such as a formal open space, pedestrian plaza, courtyard, outdoor seating area, etc., that are easily accessible from adjacent streets or sidewalks. New and infill development is encouraged to provide a variety of housing types and should be designed so that duplexes, single family dwellings, and townhouses are located on the periphery in order to transition to existing single-family neighborhoods."

The properties adjacent to this proposed development are neighborhood-scale commercial developments with both multi-family and single-family residential located across Franklin Road in the Gateway Village Development. This revised development plan contains two existing buildings, commonly referred to as Buildings 1 and 2. Both of these structures front on Franklin Road to create the pedestrian environment Envision Franklin seeks to create. There are two access points over Dry Branch Creek and cross-lot connections to Gateway Church and to the Family Legacy PUD Subdivision to the south. The applicant is seeking to remove the residential entitlements associated with Branch Creek Crossing PUD Subdivision Revision 2 and add nonresidential entitlements. The FMPC voted on the previous development plan favorably at the 11/17/2016 meeting, and the BOMA approved the previous development plan at the 1/10/2017 BOMA meeting.

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.

Staff has acknowledgment from Gateway Church, the property to the North, for connections on both sides of Dry Branch Creek. The connection shown on the east side of the Creek has not been shown on a forthcoming site plan revision for the Gateway Church site. This will be required and is stated as such in the Conditions of Approval of this Development Plan.

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. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (<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.