



## Legislation Text

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**File #:** 18-0132, **Version:** 1

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**DATE:** February 15, 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 2018-07, To Be Entitled: "A Resolution Approving A Revised Development Plan For Family Legacy PUD Subdivision, For The Property Located South Of Moores Lane And East Of Franklin Road, Near 554 And 562 Franklin Road." (02/22/18 FMPC; 03/13/18 WS)

### Project Information

**COF Project Number:** 6612  
**Applicant:** Greg Gamble, Gamble Design  
**Owner:** Rodney Edward, Franklin Funeral Home LLC.

### Background/Staff Comments

Envision Franklin recommends a Neighborhood Mixed Use form 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. Double frontage, reverse frontage, and flag lots are discouraged. 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.

The applicant is seeking to remove the previously approved funeral home use from this site and replace it with additional office space. This development is adjacent to and interconnected with Branch Creek Crossing PUD Subdivision. A shared driveway exists between the two developments for traffic circulation. The proposed office building on lot 1 is intended to transition from three stories in height to two stories to the single-story residential building that is located at 548 Franklin Road.

### **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.*

Architecture is not approved at Development Plan stage, but should stay consistent through site plan and permitting stage.

### **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.