



Legislation Text

File #: 18-1157, **Version:** 1

DATE: November 9, 2018

TO: Franklin Municipal Planning Commission

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

Subject

Consideration Of Ordinance 2018-58, To Be Entitled: "An Ordinance To Rescind Ordinance 2018-45 And To Rezone 0.22 Acres From R-6 District To Office Residential (OR) District For The Property Located North Of E. Fowlkes St. And East Of Cummins St. At 517 Cummins St.". (11/15/18 FMPC 7-0, 11/27/18 WS & BOMA 1st Reading 8-0; 1/08/19 BOMA 2nd Reading 7-0) THIRD AND FINAL READING.

Project Information

COF Project Number: 6798

Applicant: Brandon Bubis, Checkerboard Properties

Owner: Checkerboard Properties

Background/Staff Comments

The purpose of this ordinance is to rescind Ordinance 2018-45 and to rezone 0.22 acres from the R-6 District to the Office Residential (OR) District at 517 Cummins St. The previous ordinance to rezone this property heard at the October 25th FMPC meeting was not publicly noticed to satisfy City regulations. Proper notification deadlines have now been met, and this rezoning request can be reconsidered.

The Envision Franklin Land Use Plan supports the rezoning request as the property sits within the Office Residential Design Concept. The property is located in the Office Residential Design Concept in Envision Franklin to allow for a transition from the commercial uses located across the street to the residential uses located along Evans. No corresponding development plan or site plan has been submitted at this time. Future development will require a residential building form to conform with the Office Residential Design Concept.

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.