



Legislation Text

File #: 19-0057, **Version:** 1

DATE: January 16, 2019

TO: Franklin Municipal Planning Commission

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

Subject

Berry Farms Town Center PUD Subdivision, Development Plan, Section 11, Revision 1, (Rural Plains Town Center), Revising The Internal Street Network, Parking Layout, And Open Space Configuration, Located At The Intersection Of Captain Freeman Parkway And Hughes Crossing Blvd Within The Berry Farms Development.

Project Information

COF Project Number: 6874
Applicant: Gary Vogrin, Kiser-Vogrin Design
Owner: Adam Ballash, Boyle Nashville

Background/Staff Comments

A concept plan for this site was approved by the BOMA at a 5/10/2005 meeting. The area being considered for a Development Plan revision includes portions of "Group F, Group G, Group H, Group I, Group J" as shown on the previous concept plan (attached). This area is commonly referred to as the "Town Center" portion of the larger Berry Farms Town Center PUD subdivision. The original concept plan included was approved for 371 attached residential units, 152,299 square feet of retail space, and 299,587 square feet of commercial office space in the within the boundaries of the area being considered for a Development Plan revision. The overall entitlements for this PUD are not being revised. This revision to the plan proposes 316 attached residential units, a reduction of 55 units in this section. 101,060 Square feet of retail is proposed in this area, a reduction of 51,239 in this area. 270,450 square feet of commercial office is being revised from a total entitlement of 299,587 square feet in this section, a net reduction of 29,137. The overall entitlements for the Berry Farms Town Center are not being revised at this time. The developer has the option of utilizing the remaining entitlements in other sections pursuant to Section 2.4.2(11)(a, b, or c) of the City of Franklin Zoning Ordinance.

Based on initial scoping meetings with City Planning and Engineering staff, Section 2.4.2 (11) (b) qualifies for a FMPC only development plan revision through:

Section iii- *Reduction in approved open space within a section of the plan which impacts the plan:* The

overall open space for the Berry Farms Town Center PUD subdivision has not changed, however the provided open space in this section has changed. The previous plan had a large landscaped median running the length of Rural Plains Circle. The revised plan has broken the median into more usable spaces dispersed within the area. The floodplain buffer and multi use trail, a central tenant of the original concept plan, remain in place to provide a natural area and interconnectivity within the Berry Farms Development.

Section v- Significant changes to the internal street network, block layout, and/or intersection configuration: The original concept plan provided was anchored by large box and junior box anchor stores. The revised development plan and block layout have been revised to better reflect the demands of modern retail and office tenants. Lessons learned from first generation multi-use complexes informed the design and layout of this development plan revision.

Section vii- Major changes to parking layout... which changes the character of the plan: The original concept plan required a much larger surface parking area due to the demands, at the time, of the intended large retail spaces. The revised development improves on the parking layout by providing parking more interspersed within the development. This improvement allows for more users to have closer access to their intended destinations. The buildings and open spaces also reduce the visual impact of the parking lot through more effective clustering than the previous concept plan provided.

Envision Franklin recommends a Neighborhood Mixed Use design concept for 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.”

“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.”

This development meets Envision Franklin by including a mix of housing types including residential above retail, multifamily residential, and townhome residential units. The most intensive of these units are interspersed into a mix of neighborhood scale retail buildings and uses.

Building setbacks along the internal street network are minimal and setbacks along the existing exterior roadway network are compatible with the existing built environment. While specific architecture is not being approved with the development plan, the applicant and their architect have illustrated how the intended building forms provide an active streetscape environment throughout the area impacted by the development plan revision.

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.

All City of Franklin specifications, guidelines and ordinances must be adhered to at the site plan stage. No exceptions will be allowed based on entitlements if our regulations cannot be met in the construction plan set. No additional modification of standards shall be granted during site plan. The applicant must come back to the Board of Mayor and Alderman in order to request any additional modification of standards.

Recommendation

Approval, with conditions.

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.