



Legislation Text

File #: 18-1278, **Version:** 1

DATE: January 16, 2019

TO: Franklin Municipal Planning Commission

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

Subject

PUBLIC HEARING: Consideration of Resolution 2018-107 - A Resolution Approving A Revised Development Plan For Lockwood Glen PUD Subdivision, For The Property Located East Of Carothers Parkway And South Of South Carothers Road. (1/24/19 FMPC 7-0, 02-12-19 WS)

Project Information

COF Project Number: 6884

Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Ira Blonder, HDP Lockwood Glen, LLC, Lockwood Sec 9 & 12 LLC, Crescent Lockwood MF LLC

Background/Staff Comments

The applicant is requesting a revised development plan for the Lockwood Glen PUD Subdivision to remove the property located north of the planned City park. At this time, the property to be removed is also requested to be rezoned by the Discovery Center. The applicant is making no other revisions to the previously approved Lockwood Glen PUD Subdivision development plan.

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.

As a result of this revision, staff recognizes there remain entitlements for the 16 dwelling units originally proposed as townhouses on the site being removed from the limits of the PUD. Should the developer desire to redistribute those 16 units to other locations within the Lockwood Glen PUD Subdivision, a development plan revision would need to be approved by either the FMPC or BOMA, dependent upon revision criteria found in Section 2.4.2 (11) in the City of Franklin Zoning Ordinance. As these 16 units were intended to be attached townhouses, moving them to another location within the Lockwood Glen PUD Subdivision would serve as "major changes to typical lots in either dimension and/or number of lots revised in a section or throughout the development", and would trigger a review from the FMPC.

Staff has requested a note be added to the development plan revision document acknowledging this circumstance, and has added it as a condition of approval for this item.

Recommendation

Recommend approval 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.