



Legislation Text

File #: 19-0323, **Version:** 1

DATE: April 17, 2019

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 2019-08: An Ordinance To Rezone 0.58 Acres From Civic-Institutional (CI) District To General Commercial (GC) District For The Property Located At 420 Bridge Street; (04/25/19 FMPC 8-0; 05-14-19 BOMA 1st Reading 7-0; 06-11-19 BOMA 2nd Reading 8-0) Third and Final Reading

Project Information

COF Project Number: 6518

Applicant: Arthur Constantine

Owner: Arthur Constantine

Background/Staff Comments

The applicant is requesting to rezone the property at 420 Bridge Street from Civic Institutional (CI) to General Commercial (GC). The Fifth Avenue North Design Concept, as outlined in the Envision Franklin Land Use Plan, supports the proposed zoning as GC would allow for local commercial uses, professional and transitional offices to “extend the vibrant downtown core” to this established corridor. The adjacent property on the corner of Bridge Street and 5th Avenue North is already zoned GC. No corresponding site plan or development plan for the property has been submitted at this time.

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.

The applicant needs to submit a plan with the assistance of a design professional to also change the existing occupancy type to the intended use. There may be considerable work to bring the building into compliance for existing or new uses.

Recommendation

Recommend approval to the Board of Mayor and Aldermen.

PROCEDURAL REQUIREMENTS:

1. The city's project identification number shall be included on all correspondence with any city department relative to this project.