



Legislation Text

File #: 19-0372, **Version:** 1

DATE: April 17, 2019

TO: Franklin Municipal Planning Commission

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

Subject

Consideration of Ordinance 2019-10: An Ordinance To Rezone 22.04 Acres From General Commercial (GC) District To Specific Development Variety (SD-X 21.8/1.375.000/700) District And Rezone 5.15 Acres From General Commercial (GC) District To Civic Institutional (CI) District For The Properties Located South Of McEwen Drive And West Of Carothers Parkway (Aureum PUD Subdivision); (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: 6909

Applicant: Scotty Bernick, Ragan Smith

Owner: Glenn McGhee, Southstar Company

Background/Staff Comments

This property is currently two tracts totaling 27.19 acres. The Specific Development Variety (SD-X 21.8/1,375,000/700) parcel is 22.04. The smaller 5.15 acre parcel is intended to be used as part of the PUD development plan requirement for parkland dedication and tree canopy preservation and zoned Civic-Institutional (CI).

For the portion of the development zoned SD-X, Envision Franklin recommends a Regional Commerce design concept.

The Regional Commerce design concept contains high-intensity activity centers that attract large numbers of people and employers from both within and outside the City. These areas include major employment and revenue generators that are valuable community resources.

A separate development plan Resolution (2019-31) is being considered with this rezoning. The proposed mix of uses (Attached Residential, Office, and Hotel) as outlined in the Aureum PUD Development Plan (Resolution 2019-31) meet the intent of the Regional Commerce Design Concept by providing activated streetscapes and comprehensive site planning.

The Hillside Protection Overlay (HHO) covers approximately 3.83 acres of this site. Protected slopes above 14% compose an additional approximately 1 acre of the development. For these areas Envision Franklin recommends a Conservation Design Concept.

“The Conservation design concept contemplates as little development as possible in order to protect sensitive land and environmental features. These Conservation areas include ... hillsides with steep slopes, hilltops, and some existing public-park properties. Conservation of floodplains, hillsides, and hilltops has an inherent long-term value. Disruption in any Conservation area should be limited to preserve the function, form, and character of the area.

New development should be designed around conservation areas to highlight them as community amenities with pedestrian and bike systems that will connect the entire conservation design concept throughout the city. Pedestrian connections and trails are highly encouraged along the river, along stream corridors, and through scenic areas.”

Under a separate agreement, the BOMA is reviewing proposed recreational improvements to the area designated as Conservation in Envision Franklin, which could connect this area with adjacent approved parkland improvements. This separate agreement and CI zoning comply with the Conservation Design Concept as outlined in Envision Franklin.

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.