



Legislation Text

File #: 19-0717, **Version:** 1

DATE: July 17, 2019

TO: Franklin Municipal Planning Commission

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

Subject

PUBLIC HEARING: Consideration Of Resolution 2019-56: "A Resolution Approving A Development Plan For Wood Duck Court PUD Subdivision With 1 Modification Of Development Standards (Parking Requirements) For The Property Located East Of Carothers Parkway And South Of Murfreesboro Road (250 Rosa Helm Way, 2050 And 2051 Wood Duck Court). (07-25-19 FMPC 6-0)" (08/13/19 WS).

Project Information

COF Project Number: 6992

Applicant: Greg Gamble, Gamble Design Collaborative

Owner: Robert Louis Walker, Managing Partner of Walker Family Partners

Background/Staff Comments

This development plan proposes 237 multifamily units houses in eight buildings across three properties. Envision Franklin places these properties in the Regional Commerce Design Concept, and supports the multifamily use as described in staff report for the associated rezoning. Further, Envision Franklin supports this less-intense type of use as a transition to established residential areas.

In terms of the site design, the properties have numerous site constraints, including steeper slopes along the south property lines, and floodplain and stream buffers on the north property lines. This leaves a small, linear corridor in which to place buildings. Because of this, the plan is not able to fully meet the intent of Envision Franklin's goal of placing parking to the rear of the property. However, the project attempts to break up the parking areas into smaller nodes and include formal open spaces and sidewalks adjacent to all buildings. The plan also provides for a secondary access point along the north east limits of the property, connecting to an existing access easement. This connection point will be required to span above the floodplain, and provides a secondary access point for emergency services.

Transitioning to the adjacent existing neighborhood is a goal of Envision Franklin and a requirement of the Zoning Ordinance. The plan accomplishes this in two ways. The height of the buildings on the easternmost

property are a maximum height of three stories, as prescribed in Envision Franklin's Interstate Corridor Building Heights Map found in Appendix G. Also, the plan implements an Incompatible Land Use Buffer along the eastern property line, as required by the Zoning Ordinance.

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.

Envision Franklin states that:

In locations where commercial use on the first floor is not viable, Multifamily units should provide individual ground floor entrances, stoops, or front porches, and pedestrian connections to the street or to a drive resembling a street.

Architecture is not approved with development plans, but the site design and the conceptual renderings provided show these individual ground floor entrances leading to a pedestrian network.

Modifications of Standards

MOS 1: Minimum Parking Requirements

City of Franklin Zoning Ordinance Table 5-9: Minimum Off-Street Parking requires that development within the Conventional Development Standards areas provide 1.5 parking spaces for any attached dwelling unit with 0-1 bedroom. The applicant has requested that this minimum requirement be reduced to 1.4 parking spaces. BOMA approved this exact request on a previous project by the same development team, for the Village at West Main Development. The applicant has also provided a study, showing the current parking demand at the Village at West Main Development. The study evaluated the parking lot at both AM And PM peak demand times and shows that, even with the approved parking reduction, the parking lot is not full.

Staff Recommends Approval of Modification of Standards #1.

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. 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.

