



Legislation Text

File #: 19-0948, **Version:** 1

DATE: September 18, 2019

TO: Franklin Municipal Planning Commission

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

Subject

Cardel Village PUD Subdivision, Development Plan, Revision 2, Revising Housing Types On Lots 1 Through 11, On 6.92 Acres, Located Near The Intersection Of Carlisle Lane And Blossom Trail Lane.

Project Information

COF Project Number: 7068

Applicant: Greg Gamble, Gamble Design Collaborative

Owner: Drees Homes

Background/Staff Comments

The Development plan consists of 20 lots and was previously approved by the Board of Mayor and Alderman on January 12, 2016. The revision the applicant is seeking will affect 11 of those lots, changing the elevations from street-facing garages to be located at the rear of the lot, behind the proposed homes to elevations with front-loaded garages. The lot widths, which were previously approved and are not proposed to change, do not meet the standards of Envision Franklin for front-loaded garages because they are less than 65 feet in width. The remaining lots 12-20 are not affected by this change and no other changes are requested by the applicant.

Because the elevations proposed do not meet the lot minimums in Envision Franklin, staff must recommend disapproval. However, it is important to note that the original development plan was approved prior to the adoption of Envision Franklin, and while infrastructure has been constructed in the last 4 years, the property still remains vacant. Drees Homes proposes this change in order to begin construction activity again and to allow for their home types.

This level of revision to the Development Plan requires FMPC approval only and will not be considered by the BOMA, per the Franklin Zoning Ordinance.

Recommendation

Disapproval.

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.