



Legislation Text

File #: 19-0764, **Version:** 1

DATE: August 14, 2019

TO: Franklin Municipal Planning Commission

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

Subject

Consideration Of Ordinance 2019-28: An Ordinance To Zone 58 Acres Estate Residential (ER) District, Hillside/Hillcrest Overlay (HHO) District, Goose Creek Character Overlay 4d (GCCO 4d) District, "Either" Development Standards, For The Property Located South Of Long Lane And North Of Peytonsville Road, 4331 Long Lane. (FMPC 8/22/19, 7-0; BOMA 9/10/19, 8-0; 10/8/19, 8-0) THIRD AND FINAL READING.

Project Information

Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Chapter 2 Investments, LLC

Background/Staff Comments

This parcel is identified in Envision Franklin as part of the Regional Commerce Design Concept. Although Regional Commerce proposes a higher intensity of uses than what is permitted in the Estate Residential Zoning District, staff feels that this Zoning request is appropriate given the current use of the property. As there has been no PUD development plan submitted at this time, it is appropriate to zone annexed parcels as close to their current entitlements of the County zoning as possible. The current zoning within the County is Municipal Growth Area-1 (MGA-1). MGA-1 allows for agricultural, rural, and low-density residential development. In comparison, Estate Residential provides for very low density detached residential development on large lots. Further, zoning this property is consistent with the zoning proposed for the 26 parcels within the vicinity of this property currently proposed for annexation by referendum.

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.

MGA-1 allows a maximum gross density of 1 dwelling unit per acre, and a minimum lot size of 43,560 square feet (1 acre). Estate Residential allows for a maximum gross density of 1 dwelling unit per 2 acres, and a

minimum lot size of 45,000 square feet. Rezoning of the property to a higher intensity can be considered once a master plan for the property is proposed to the City.

Recommendation

Recommend approval to the Board of Mayor and Aldermen.