



## Legislation Text

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**File #:** 19-0766, **Version:** 1

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**DATE:** August 14, 2019

**TO:** Franklin Municipal Planning Commission

**FROM:** Joey Bryan, Principal Planner  
Amy Diaz-Barriga, Current Planning Supervisor  
Emily Hunter, Director of Planning and Sustainability

### Subject

Consideration Of Ordinance 2019-29: An Ordinance To Rezone 6.22 Acres From Specific Development-Residential (SD-R) District To Specific Development-Residential 14.31 (SD-R 14.31) District For The Property Located North Of Mallory Station Road And East Of Sunrise Circle, At 200 Mallory Station Road (Oakbrook PUD Subdivision, previously noticed as Mallory Station PUD Subdivision). (FMPC 8/22/19, 6-0; BOMA 9/10/19, 8-0; 10/8/19, 8-0) THIRD AND FINAL READING.

### Project Information

**COF Project Number:** 7036

**Applicant:** Greg Gamble, Gamble Design Collaborative

**Owner:** Bettie Carol White

### Background/Staff Comments

**At the 10/8/19 BOMA meeting where the Oakbrook Development Plan was heard, a letter of objection was submitted by the neighboring property to the east, Avenida Partners. Staff has provided a response to some of the concerns raised in the letter. Both the letter and staff response are attached files to this item.**

The applicant is requesting to rezone 6.22 acres at 200 Mallory Station Road from Specific Development-Residential (SD-R) to Specific Development Residential 14.31 (SD-R 14.31) for the purpose of a new attached residential development. The Envision Franklin Land Use Plan places this parcel in the Multifamily Residential Design Concept. Envision Franklin states, "the multifamily residential design concept provides for a range of housing types that offer both for sale and for rent options across a range of price points." Staff finds the proposed rezoning to accommodate the planned multifamily development is appropriate. A development plan for the Mallory Station PUD Subdivision has been submitted concurrently with the rezoning.

### 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.