



Legislation Text

File #: 20-0032, **Version:** 1

DATE: January 15, 2020

TO: Franklin Municipal Planning Commission

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

Subject

PUBLIC HEARING: Consideration Of Resolution 2019-134, A Resolution To Approve A Development Plan For The Madison PUD Subdivision With 2 Modifications Of Standards, Both For Reductions Of The Class C Buffer, For The Property Located North Of Del Rio Pike And East Of Brink Place, On 20 Acres, Located At 801 Del Rio Pike. (FMPC 1/23/20, 8-0; WS 2/11/20)

Project Information

COF Project Number: 7141

Applicant: Scotty Bernick, Ragan Smith Associates

Owner: John Berry, Franklin Meadowview Partners, LLC

Background/Staff Comments

The applicant has submitted a development plan for the construction of three additional multifamily buildings for the property located at 801 Del Rio Pike. The property consists of 20 acres and is located in the Multifamily Design Concept as defined by the Envision Franklin Land Use Plan. The plan calls for one multifamily building to be removed and three multifamily buildings to be constructed. The development currently consists of 182 multifamily dwelling units with an additional 72 units being proposed, if approved the new dwelling unit count would be 254 with a density of 12.7.

The building placement and overall plan meets the recommendations of Envision Franklin. The applicant is requesting to install an emergency access gate with the connection to Brink Place. Section 5.10.4 (2) of the Zoning Ordinance requires full connectivity to external roads outside of the development. As a condition of approval (Condition #31), the applicant shall remove the proposed emergency access gate for full access to Brink Place.

Modifications of Standards

There are two Modification of Standards requests with this plan.

MOS #1: Reduce the width of the Class C Buffer along the western property lines and utilize only existing vegetation within the buffer.

The applicant is requesting to reduce the required Class C Buffer width of 50 feet, as required in Section 5.4.6 (4)-Table 5-5 of the Franklin Zoning Ordinance, to accommodate for the existing parking lot and utilize the existing vegetation within the buffer rather than plant new vegetation. The existing parking area was built with the original Meadowview Apartment development prior to the adoption of the 2008 Zoning Ordinance. The new construction is located internal to the site, and new vegetation would disturb the greenery that has already established itself as a natural buffer between this development and the neighboring single-family lots to the west. Due to the existing conditions and location of the parking area, Staff recommends approval of the reduction to the Class C Buffer and the use of existing vegetation.

MOS #2: Reduce the width of the Class C Buffer along the eastern property line by 12.5 feet.

The applicant is requesting to reduce the required Class C Buffer along the eastern property line by 12.5 feet to accommodate the existing structures and rear patios that would be prohibited within the Class C Buffer. The existing conditions were constructed with the original Meadowview Apartment complex prior to the adoption of the 2008 Zoning Ordinance and requirement of the Class C Buffer. Due to the existing conditions and placement of the original buildings, Staff recommends approval of the reduction to the Class C Buffer.

Recommendation

Recommend approval, with conditions, 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.