

**FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT**

**NAME OF PROJECT:** Through the Green PUD Subdivision, site plan, Section 2,  
Lots 9-42 (Shadow Green Townhomes)

**LOCATION:** Columbia Ave.

**PROJECT DESCRIPTION:** Addition of 34 townhomes to Through the Green development

**APPLICANT:** Michael Garrigan, Dale and Associates  
(michael@daleandassociates.net)

**OWNER:** Geoffrey W. Fields and Mary A. Fields

**PROJECT STAFF:** Donald Anthony

**TYPE OF REVIEW:** Site Plan

**RECOMMENDATION:** Approval, with conditions

PROJECT INFORMATION	
<b>Existing Land Use</b>	Vacant
<b>Proposed Land Use</b>	Residential (detached)
<b>Existing Zoning</b>	ML
<b>Proposed Zoning</b>	N/A
<b>Acreage</b>	9.91
<b>Proposed Number of Lots</b>	42
<b>Proposed Dwelling Units</b>	34 (townhomes)
<b>Proposed Nonresidential Square Footage</b>	2,292
<b>Proposed Open Space</b>	<i>Formal Open Space: 31,589 square feet Informal Open Space: 167,437 square feet Total Open Space: 199,026 square feet</i>
<b>Physical Characteristics</b>	Gently rolling terrain, with several ephemeral channels on-site, which could constrain development.
<b>Character Area Overlay/ Development Standard</b>	SOCO-1 / Conventional
<b>Other Applicable Overlays</b>	CAO - Columbia Avenue Overlay
<b>Proposed Building Height</b>	26 feet
<b>Minimum Landscape Surface Ratio</b>	0.2 (Conventional Area Standard)



**PLANNING (LANDSCAPE):**

- 2. The Landscape performance surety amount shall be based on the approved revised plan and shall be established prior to the issuance of a building permit.

**ENGINEERING:**

- 3. Provide a means of physically marking the end of the 16' stub and cap at manhole 9 for future connection.

**BUILDING AND NEIGHBORHOOD SERVICES:**

- 4. All sides of attached residential buildings visible from public rights-of-way are required to display a similar level of quality and architectural detailing. The side elevations of units 9, 17, 18, 21, 22, 29, 30, 38, 39 and 42 shall be revised to meet this requirement.

**FIRE:**

- 5. None

**PARKS:**

- 6. The future dedication of parkland starts in the centerline of Saw Mill Creek and travels southward to the property line. The north side of the Saw Mill Creek should be labeled as open space and will not be the responsibility of the city at any time; additionally, the pond retention areas and piping going to or exiting the pond will not be the city's responsibility. The HOA will maintain the pond/retention area piping and land north of the center of creek. Refer to Property Dedication Exhibit 01-17-12.

**WATER/SEWER:**

- 7. None

**\*PERFORMANCE AGREEMENTS AND SURETIES:**

Landscape	\$	TBD
<b>Total</b>	<b>\$</b>	<b>TBD</b>

\* The performance agreement(s) and sureties must be posted prior to the issuance of a building permit.

**PROCEDURAL REQUIREMENTS:**

- 1. The applicant shall submit two (2) complete and folded sets and a .pdf file of corrected site plan to the Department of Building and Neighborhood Services. All revisions to the approved plans shall be "clouded." A response letter addressing each condition of approval shall be included with the .pdf submittal and each set of corrected plans.
- 2. The city's project identification number shall be included on all correspondence with any city department relative to this project.

3. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
4. Once the corrected site plan has been approved, one full-size and one half-size copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.
5. Once all conditions of approval related to engineering and tree preservation concerns have been met, the applicant shall submit one (1) half-size copy and four (4) full-size copies of the corrected grading/drainage and (6) full-size copies of the corrected water/sewer plans (two separate plan submittals) to the Department of Building and Neighborhood Services to be stamped and signed by city officials prior to the issuance of a grading permit and water/sewer approval, where applicable.
6. Prior to the issuance of a building permit, a final plat shall be submitted according to the Subdivision Regulations and Administrative Manual, approved and recorded. Contact the Department of Planning and Sustainability for additional information.

**\*PROJECT CONSIDERATIONS:**

1. In addition to Building Permit fees, new construction may be required to pay facilities taxes and road impact fees. Contact the Department of Building and Neighborhood Services for additional information.

\* These items 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.

**FRANKLIN MUNICIPAL PLANNING COMMISSION (FMPC) PROCESS AND PROCEDURES**

If the applicant has questions about, or is in disagreement with, a condition of approval, they shall contact the project planner within the Department of Planning and Sustainability prior to the FMPC meeting. If the applicant fails to notify the Department of Planning and Sustainability of an objection to a condition of approval by one (1) day prior to the FMPC Meeting and raises their objection at the FMPC meeting, staff shall recommend deferral of the item until the next available Agenda.

The following is the process for an item to be heard by the FMPC during their monthly meetings:

1. Staff Presentation,
2. Public Comments,
3. Applicant presentation, and
4. Motion/discussion/vote.

This format has been established to facilitate a more orderly FMPC meeting. The process is intentionally designed in order for any applicant questions or disagreements about conditions of approval to be resolved prior to the meeting, rather than during the FMPC meeting. Only when disagreements about conditions of approval cannot be resolved by the applicants and staff prior to the meeting should those issues be raised during the FMPC meeting.

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