

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: Cool Springs West Subdivision, site plan, section 4, revision 1, lot 21 (Freeman Office-Avure Technologies)

LOCATION: 210 Gothic Court

PROJECT DESCRIPTION: 19,565 square foot addition to an existing 19,690 square foot building on 11.05 acres

APPLICANT: Matt Tays, Ragan Smith (mtays@ragansmith.com)

OWNER: Rodney L. Freeman (rod@rockingrcompanies.com)

PROJECT STAFF: Emily Hunter

TYPE OF REVIEW: Site Plan

RECOMMENDATION: Approval, with conditions

PROJECT INFORMATION	
Existing Land Use	Office
Proposed Land Use	Office
Existing Zoning	LI
Proposed Zoning	N/A
Acreage	11.05
Proposed Number of Lots	1
Proposed Dwelling Units	N/A
Proposed Nonresidential Square Footage	Addition of 19,565 square feet for a total building square footage of 39,255
Proposed Open Space	Formal Open Space: 24,073 sq ft Informal Open Space: N/A Total Open Space: 24,073 sq ft
Physical Characteristics	Existing office site bordered on the east by Spencer Creek. An existing soccer field is located between the existing building and the creek.
Character Area Overlay/ Development Standard	MECO-1/Conventional
Other Applicable Overlays	N/A
Proposed Building Height	37.5'
Minimum Landscape Surface Ratio	0.2; Conventional Area Standard

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	Office	LI
South	Commercial	LI
East	Mixed Nonresidential	GC
West	Industrial	LI

INFRASTRUCTURE AVAILABILITY	
Water	Mallory Valley Utility District;
Sewer	Available;
Reclaimed Water	Not available;

TRANSPORTATION	
Site Access	Access from Gothic Court;
Trip Generation	Not provided;

PROJECT MEETS FRANKLIN'S **LAND USE PLAN:** **Yes**
GREENWAY/OPEN SPACE PLAN: **Yes**
HISTORIC DISTRICT GUIDELINES: **N/A**

PROJECT BACKGROUND: This site plan is a revision to a previously approved plan that originally included two separate buildings.

PROJECT REVIEW

STAFF RECOMMENDATION: Approval, with conditions;

COMMENTS: None;

CONDITIONS OF APPROVAL:

PLANNING:

1. A sidewalk shall be provided along Gothic Court.
2. A 25 foot public access easement shall be shown and labeled along Spencer Creek, outside of the stream buffer, in accordance with the City's Greenway and Open Space Plan. The owner shall maintain the easement until a trail connection is made to either end of the property. At that time, the City would build and maintain the trail system within the provided public access easement. (Parks and Planning)
3. A public access easement shall be provided along the existing path from Gothic Court to the area designated as Formal Open Space.
4. The site data chart shall be revised to list the building square footage to be demolished and "Incompatible use buffer: None required."

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5. The applicant shall label the areas of 14-19% slope and areas of 20% and greater slope on the site plan sheets (C2.1 and C4.1).
6. The east (rear) and, perhaps, a portion of the north (left end) elevations shall be revised to show a distinct masonry base. It appears this could be accomplished by continuing the darker paint color to the rear and side of the building. However, this shall be accomplished in a manner that consistently flows to the existing front façade of the building. The applicant shall work with staff regarding this condition.
7. The applicant shall clarify that the painted concrete is scored on all elevations.

PLANNING (LANDSCAPE):

8. 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:

9. The applicant shall abandon the sewer easement that was required for the sewer line that crossed the previously separated lot. The sewer line to the building will become a sewer service.
10. The rigid lip level spreader detail indicates the need for an area 10' wide and relatively flat. The contours on the grading plan do not provide for this area. Altering the slope to accommodate for this area will require placing fill in the floodplain. The applicant shall modify the detail in a manner that will encourage stormwater infiltration and energy dissipation, possibly by adding a perforated pipe in a trench backfilled with stone in lieu of the 10' wide flat area.

BUILDING AND NEIGHBORHOOD SERVICES:

11. None;

FIRE:

12. None;

PARKS:

13. None;

WATER/SEWER:

14. None;

***PERFORMANCE AGREEMENTS AND SURETIES:**

Landscape	\$	TBD
Sidewalk	\$	TBD
Total	\$	TBD

* 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. The applicant shall submit four sets of complete building plans, including the approved, revised site plans, to the Building and Neighborhood Services Department for review and approval prior to the issuance of a building permit.

***PROJECT CONSIDERATIONS:**

1. None;

* 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.