



MEMORANDUM

August 6, 2012

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Vernon Gerth, Assistant City Administrator for Community and Economic Development
Catherine Powers, Planning and Sustainability Director

SUBJECT: Resolution 2012-37, a resolution to approve the PUD Development Plan for Resource Centre Apartments on ± 13.81 acres for 253 attached units on the properties located along Carothers Parkway and both north and south of Resource Parkway

Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information regarding a resolution to approve the PUD Development Plan for Resource Centre Apartments on ± 13.81 acres for 253 attached units on the properties located along Carothers Parkway and both north and south of Resource Parkway.

Background

This ordinance was favorably recommended to the BOMA by the Planning Commission with a 7-0 vote at the July 26, 2012, FMPC Meeting. The project information and comments from the FMPC staff report are included below.

PROJECT INFORMATION	
Existing Land Use	Vacant
Proposed Land Use	Multifamily Residential
Existing Zoning	GC
Proposed Zoning	RX
Acreage	13.81
Proposed Number of Lots	N/A
Proposed Dwelling Units	253
Proposed Nonresidential Square Footage	N/A
Proposed Open Space	<i>Formal Open Space: 0.76 acres Informal Open Space: 1.87 acres Total Open Space: 2.63 acres</i>
Physical Characteristics	Harvey Branch runs along the northern property line. There are areas of natural slopes exceeding 20% near the stream. There are also areas of man-made slopes exceeding 20% along Carothers and the proposed southern boundary of this property.
Character Area Overlay/ Development Standard	MECO-4/Conventional
Other Applicable Overlays	HTO
Proposed Building Height	2-4 stories
Minimum Landscape Surface Ratio	0.10, Conventional Area Standard



SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Office	GC
<i>South</i>	Vacant	GC
<i>East</i>	Vacant	GC
<i>West</i>	Vacant	GC

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

LAND USE PLAN RECOMMENDATIONS
<p>The McEwen Area is the principal regional commercial area in the UGB. It includes 3,713 acres and nearly 12 million square feet of commercial, office and industrial space. It is also the principal location for Attached Residential, with 3,520 attached units. There are about 1,100 vacant acres that have development potential. Most of this land is in large parcels under limited ownership. This area is clearly the major economic engine for the City.</p> <p>The Carothers Parkway area is the backbone of a major employment corridor and connects to Murfreesboro Road to the south. This corridor is enhanced by landscaped medians and landscaped parking lots.</p> <p>The McEwen Character Area will continue to be the major economic driver for the City of Franklin. However, economically productive development will respect the residential neighborhoods. High-quality design and people-friendly environments will be encouraged through heightened standards and site design.</p> <p>More specifically, Special Area 4 of the McEwen Character Area is appropriate for a mixture of Attached and Detached Residential and Neighborhood or Local Retail uses either in separate structures (proximate mixed uses) or with multiple uses in the same building on different floors (vertical mixed uses). Retail uses, mid-rise commercial and hotels should be of higher intensity adjacent to I-65 and transition to less intensive uses further away from the Interstate.</p>

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

PROJECT BACKGROUND: At the June 28, 2012 FMPC meeting, Planning Commission granted the applicant's appeal of a staff determination regarding the application of the Environmental

Protection Standards (Section 5.8.1 of the Franklin Zoning Ordinance). The Stormwater Appeals Board heard a variance request for this property at their July 17, 2012 meeting, and the Board determined the Stream Side Zone 1 special conditions due to steep slopes as described in Franklin Municipal Code Title 23-107 (2)(a)(ii)(B) shall be eliminated, thus the Stream Side Zone 1 Buffer shall be a total of 30 ft applied from top of bank, if the following conditions are met: (1) The applicant shall restore a vegetated riparian area along South Prong Creek and/or its tributaries. In order to provide a comparable improvement to water quality which includes canopy, habitat and wildlife corridors, stabilizes banks, filters sediment from overland runoff, and dissipates energy during flood events, the square footage of this area shall be 1.5 times the square footage of the stream buffer width reduction granted by the SAB. The location of the restoration and types of plants to be installed shall be described in a Buffer Management Plan and shall be submitted to the City Engineer for approval prior to the issuance of a grading permit and must adhere to the following conditions: (a)Stream banks and riparian area must be planted with native vegetation that represents both woody (trees and shrubs) and herbaceous species. Canopy trees shall be planted at a minimum of 2 inch caliper, understory trees shall be planted at a minimum of 1.5 inch caliper, and the minimum required size of each plant, quality and site of plants, spread roots and size of balls shall be in accordance with ANSI Z80" American Association of Nurserymen, INC.; (b)Trees must be planted at a rate sufficient to establish effective riparian cover beginning at bank full elevation within the channel extending for 60 feet on each side from top of bank or for 3 times the width of the stream from top of bank, whichever is greater; and (c)No species shall comprise more than 1/3 of the total planted trees. (2) The reforested area shall be placed in a perpetual Conservation Easement and be located within or adjacent to the stream buffer. (3) The applicant shall submit a yearly monitoring report to the City. Seedlings/trees must be guaranteed at a 75% survivorship for the duration of the required monitoring period. Any trees that do not survive during this period shall be replaced by the appellant. The monitoring report must include a narrative description and photos accurately depicting the stream and riparian habitat, and a copy of the riparian vegetation survey documenting the survivorship of planted riparian species. The monitoring report should be submitted at the beginning of the first growing season after completion of the restoration project, and shall be submitted annually for a period of 5 years. (4) The applicant shall design the site with stormwater management BMPs that promote infiltration and reduces the amount of runoff entering the stream buffer as concentrated flow.

PROJECT REVIEW

STAFF RECOMMENDATION: Favorable recommendation to the BOMA

COMMENTS: The applicant is requesting two modifications of standards with this Development Plan.

MODIFICATIONS OF STANDARDS:

MOS1 Parking

The applicant is requesting a modification of standards to reduce the minimum required parking for this project from 2.25 spaces/unit to 2.01 spaces/unit. The Zoning Ordinance requires a minimum parking count of 2 spaces per first bedroom plus 0.5 spaces for every additional bedroom. The City required parking for this project is 570 parking spaces, and the applicant is proposing 510 parking spaces, with 40 of those being provided offsite as shared parking spaces with a future office development. The applicant has included required parking ratios from other municipalities in the region in their request letter. In the request letter, the applicant notes the significant slope of the property and the excessively graded appearance that additional surface parking would cause. Staff recommends approval of this modification of standards, with the condition that the grading, construction, and phasing of the offsite parking are identified and approved with the site plan.

MOS2 Retaining Wall Height

The applicant is requesting a second modification of standards for maximum retaining wall height. Since the proposed project is residential, the maximum retaining wall height in front yards is 2 feet, and the maximum height in side or rear yards is 6 feet. The applicant is requesting application of the nonresidential and mixed-use retaining wall standards for this project, rather than the residential standards. The nonresidential and mixed-use standards allow for a maximum retaining wall height of 10 feet for a single wall or a maximum grade change of 16 feet, provided by two 8-foot walls separated by 6 feet to allow for vegetation between the walls. Since attached residential developments are different in character from single-family residential developments and often have nonresidential qualities in terms of scale and construction, particularly when located in a primarily nonresidential area, staff recommends approval of this modification of standards.

CONDITIONS OF APPROVAL:

PLANNING:

1. MOS1 Parking: Approve the applicant's request to reduce the number of required parking spaces from 570 parking spaces to 510 parking spaces, with 40 of those 510 being offsite shared parking. Condition 3 applies to this modification of standards.
2. MOS2 Retaining Wall Height: Approve the applicant's request to fall under the Nonresidential and Mixed Use maximum retaining wall height standards (10-foot maximum wall height for a single wall or two 8-foot walls separated by 6 feet for a maximum grade change of 16 feet).
3. The grading, construction, and phasing of the offsite parking shall be identified and approved with the site plan. (BNS and Planning)
4. Prior to submittal of the site plan, the applicant shall submit an addressing plan and 4-6 street names for approval.
5. The applicant shall note in the site data chart that fees-in-lieu of parkland dedication will be paid prior to the recording of the first final plat or prior to the issuance of a building permit for the first section, whichever occurs first. (Parks and Planning)
6. The provided formal open space on the site data chart shall match the formal open space area listed in the open space chart (33,153 square feet).



7. The informal open space required and provided shall be listed on the site data chart and on the minimum open space requirement chart.
8. The applicant shall add a note stating that retaining walls in front yards (fronting streets) shall be clad in masonry veneer.
9. The proposed open space lot label shall also note that this lot serves as the provided informal open space for the development.

PLANNING (LANDSCAPE):

10. None;

ENGINEERING:

11. The stream buffer for Harvey Branch shall be 60 linear feet perpendicular comprised of a 30 ft Zone 1 Stream Side Zone, and a 30 ft Zone 2 Stormwater Infiltration Zone as described in Franklin Municipal Code Title 23-107.
12. The stream buffer for South Prong of Spencer Creek shall be 60' Zone 1 Stream Side Buffer as described in Franklin Municipal Code Title 23-107 (2)(a)(ii)(D), which states "For Waters of the State serving more than one (1) square mile of tributary area, the minimum width of the Streamside Zone (Zone 1) shall be sixty (60) linear feet perpendicular.
13. The applicant shall restore a vegetated riparian area along South Prong Creek and/or its tributaries. In order to provide a comparable improvement to water quality which includes canopy, habitat and wildlife corridors, stabilizes banks, filters sediment from overland runoff, and dissipates energy during flood events, the square footage of this area shall be 1.5 times the square footage of the stream buffer width reduction granted by the SAB. The location of the restoration and types of plants to be installed shall be described in a Buffer Management Plan and shall be submitted to the City Engineer for approval prior to the issuance of a grading permit and must adhere to the following conditions: (a)Stream banks and riparian area must be planted with native vegetation that represents both woody (trees and shrubs) and herbaceous species. Canopy trees shall be planted at a minimum of 2 inch caliper, understory trees shall be planted at a minimum of 1.5 inch caliper, and the minimum required size of each plant, quality and site of plants, spread roots and size of balls shall be in accordance with ANSI Z80" American Association of Nurserymen, INC.; (b)Trees must be planted at a rate sufficient to establish effective riparian cover beginning at bank full elevation within the channel extending for 60 feet on each side from top of bank or for 3 times the width of the stream from top of bank, whichever is greater; and (c)No species shall comprise more than 1/3 of the total planted trees.
14. The reforested area shall be placed in a perpetual Conservation Easement and be located within or adjacent to the stream buffer.
15. The applicant shall submit a yearly monitoring report to the City. Seedlings/trees must be guaranteed at a 75% survivorship for the duration of the required monitoring period. Any trees that do not survive during this period shall be replaced by the appellant. The monitoring report must include a narrative description and photos accurately depicting the stream and riparian habitat, and a copy of the riparian vegetation survey documenting the survivorship of planted riparian species. The monitoring report should be submitted at the beginning of the first growing season after completion of the restoration project, and shall be submitted annually for a period of 5 years.
16. The applicant shall design the site with stormwater management BMPs that promote infiltration and reduces the amount of runoff entering the stream buffer as concentrated flow.

17. All subsequent development plans, site plans and construction plans submitted for Resource Centre PUD shall comply with Ordinance 2010-68, or the most recent Stormwater Management regulations adopted by the City of Franklin Board of Mayor and Alderman.

BUILDING AND NEIGHBORHOOD SERVICES:

18. With the site plan submittal, color elevations of all of the buildings shall be provided.
19. With the site plan submittal, additional architectural variations in color and building materials shall be provided for the different building sizes.

FIRE:

20. None;

PARKS:

21. None;

WATER/SEWER:

22. None;

PROCEDURAL REQUIREMENTS:

1. If the plan receives BOMA approval, the applicant shall submit two (2) complete and folded sets and a .pdf file of corrected development 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. A Buffer Management Plan shall be included with subsequent site plans and construction documents submitted for Franklin Park PUD. A Buffer Management Plan is a written integrated plan outlining the utilitarian, ecological and aesthetic objectives for a specific landscape, and the landscape management practices and products that will be employed.

***PROJECT CONSIDERATIONS:**

1. With the site plan submittal, all elevations shall meet the design requirements of the Franklin Zoning Ordinance. (Planning)
2. The City may require more stringent Erosion Prevention and Sediment Control practices on properties within sensitive (or impaired) Watersheds, Watersheds with TMDLs, or sites in close proximity to Waters of the State. This may include measures that limit or eliminate, with a greater safety factor, the potential for Sediment or other forms of water pollution from entering Sensitive Areas as designated by TDEC or the City Engineer. This site is adjacent to South Prong of Spencer Creek and Harvey Branch (a tributary of South Prong of Spencer Creek) that are listed on the EPAs 303(d) List (2010) as non-supporting due to land development activities; therefore, upon the review of site plans or construction documents, the City may require more stringent temporary and/or permanent Stormwater Management Practices that will provide improvements to water quality in the watershed that reduce siltation received by the streams and that improve littoral and stream side vegetation. (Engineering)



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3. With the site plan submittal, the requirements will be established for the applicant to participate in Carothers Parkway corridor improvements including the installation of planned traffic signals at the intersections of Carothers Parkway at Resource Parkway and at the southern Resource Center road. (Engineering)

* 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.

Financial Impact

Not applicable to this item.

Options

Not applicable to this item.

Recommendation

Approval of Resolution 2012-37 is recommended.

RESOLUTION 2012-37

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR RESOURCE CENTRE APARTMENTS, LOCATED ALONG CAROTHERS PARKWAY, BOTH NORTH AND SOUTH OF RESOURCE PARKWAY, BY THE CITY OF FRANKLIN, TENNESSEE.

WHEREAS, The PUD process is a review procedure that is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments by:

- (a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;
- (b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;
- (c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;
- (d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
- (e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance.

WHEREAS, The PUD review process consists of a Development Plan that is reviewed and approved by the BOMA, after a recommendation from the FMPC.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, meeting in regular session this _____ day of _____, 2012:

1. That the legal description of the property is as follows:

Map--Parcel	Acres
062---014.00 (portion of)	±13.81
TOTAL	±13.81

A tract of land in the 9th Civil District, Williamson County, Tennessee. Tract being part of Lot 3 Resource Centre Final Plat (not of Record). Tract being bounded on the west by the Carothers Parkway eastern Right of Way (ROW varies), on the north and east by Resource Parkway (ROW varies) as recorded in Plat Book 50, Page 122, Registers Office of Williamson County and on the south by a proposed drive, tract being described as follows:

POINT OF BEGINNING being a point on the eastern ROW of said Carothers Parkway and the center line of the said proposed drive; thence along the said eastern ROW North 24°56'16" East 696.78 feet to a point; thence with a curve to the left having a central angle of 5°49'10", a length of 114.57 feet, a radius of 1128.00 feet and a chord bearing and distance of North 22°01'41" East 114.52 feet to a point; thence leaving said ROW with the said ROW of Resource Parkway with a curve to the right having a central angle of 92°49'07", a length of 81.00 feet, a radius of 50.00 feet and a chord bearing and distance of North 65°31'40" East 72.43 feet to a point; thence with a curve to the right having a central angle of 40°33'29", a length of 223.53 feet, a radius of 315.78 feet and a chord bearing and distance of South 47°47'02" East 218.89 feet to a point; thence South 27°30'18" East 35.50 feet to a point; thence with a curve to the right having a central angle of 19°11'20", a length of 81.91 feet, a radius of 244.57 feet and a chord bearing and distance of South 17°54'38" East 81.53 feet to a point; thence with a curve to the right having a central angle of 17°11'14", a length of 105.76 feet, a radius of 352.57 feet and a chord bearing and distance of South 00°16'39" West 105.37 feet to a point; thence South 8°52'16" West 95.07 feet to a point; thence with a curve to the left having a central angle of 16°54'54", a length of 103.33 feet, a radius of 350.00 feet and a chord bearing and distance of South 00°24'49" West 102.95 feet to a point on the centerline of the said proposed drive; thence along said centerline South 81°57'23" West 92.84 feet to a point; thence with a curve to the left having a central angle of 38°58'13", a length of 204.05 feet, a radius of 300.00 feet and a chord bearing and distance of South 62°28'16" West 200.14 feet to a point; thence South 42°59'09" West 136.34 feet to a point; thence with a curve to the right having a central angle of 71°57'07", a length of 182.09 feet, a radius of 145.00 feet and a chord bearing and distance of South 78°57'43" West 170.36 feet to a point; thence North 65°03'44" West 67.00 feet to the point of beginning.

Containing 259,572 square feet or 5.95 acres.

A Tract of land in the 9th Civil District, Williamson County, Tennessee. Tract being all of Lot 4 Resource Centre Final Plat (not of record). Tract being bounded on the North by Lot 5 of the said Resource Centre Final Plat (not of record), on the east by lots 3 and 4 of the Franklin Crest P.U.D. Subdivision as recorded in Plat Book 50, Page 122, Register's Office Williamson County, Tennessee (ROWC), on the south by the northern Right of Way (ROW) of Resource Parkway (ROW varies) as recorded in Plat Book 50, Page 122, ROWC and on the west by the eastern ROW of Carothers Parkway (ROW varies). Tract being described as follows:

POINT OF BEGINNING being on the eastern ROW of said Carothers Parkway and being the common corner of said Lots 4 and 5 of the Resource Centre Final Plat; thence along the common line of said lots 4 and 5 of the Resource Centre Final South 77°21'14" East 160.65 feet to a point; thence with a curve to the right having a central angle of 27°49'21", a radius of 285.00 feet and a chord bearing and distance of South 63°26'34" East 137.04 feet to a point; thence South 49°31'53" East 287.10 feet to a point; thence South 39°16'53" East 166.76 feet to a point; thence South 14°02'17" West 38.15 feet to a point; thence North 78°49'41" West 20.18 feet to a point; thence South 02°08'51" East 40.00 feet to a point; thence South 83°40'28" East 22.04 feet to a point; thence South 53°30'36" East 142.90 feet to a point on the common line of said Lot 4 of the Resource Centre Final Plat and Lot 4 of the Franklin Crest P.U.D. Subdivision; thence with said common line South 36°06'56" West 32.60 feet to a point; thence with the common line of said Lot 4 of the Resource Centre Final Plat and Lot 3 of the Franklin Crest P.U.D. Subdivision South 36°07'13" West 35.24 feet to a point; thence South 50°46'26" West 449.91 feet to a point on the northern ROW of said Resource Parkway; thence along said ROW North 39°47'04" West 22.52 feet to a point; thence with a curve to the right having a central angle of 48°39'20", a radius of

300.00 feet and a chord bearing and distance of North 15°27'24" West 247.17 feet to a point; thence North 08°52'16" East 113.33 feet to a point; thence with a curve to the left having a central angle of 79°17'16", radius of 377.78 feet and a chord bearing and distance of North 30°46'24" West 482.05 feet to a point; thence with a curve to the right having a central angle of 85°46'53", a radius of 50.00 feet and a chord bearing and distance of North 27°31'37" West 68.06 feet to a point on the eastern ROW of said Carothers Parkway; thence along said ROW North 15°21'50" East 25.84 feet to a point; thence North 12°37'12" East 45.79 feet to the point of beginning.

Containing 260,278 square feet or 5.975 acres.

A tract of land in the 9th Civil District, Williamson County, Tennessee. Tract being Lot 5 Resource Centre Final Plat (not of Record). Tract being bounded on the west by the Carothers Parkway eastern Right of Way (ROW varies), on the north by Lot 1 of Greenway Centre Subdivision Plat Book 51 Page 86 Registers Office of Williamson County (ROWC), bounded on the east by Lot 4 of Franklin Crest PUD Subdivision recorded in Plat Book 50 Page 122 ROWC, and bounded on the south by Lot 4 of said Resource Centre Final Plat (not of Record) Lot 5 being described as follows:

POINT OF BEGINNING being a point on the eastern ROW of said Carothers Parkway and common corners of said Lot 1 of Greenway Centre Subdivision, thence along said common line of Lot 5 and Lot 1 North 89°56'24" East 13.70 feet to a point; thence continuing along said common line South 08°59'36" East 47.51 feet to a point; thence, South 85°08'36" East 51.57 feet to a point, thence South 64°52'36" East 419.49 feet to a point; thence South 59°08'36" East 95.44 feet to a point, thence, South 50°51'36" East 104.63 feet to a point; thence South 40°53'36" East 118.07 feet to a point; thence, South 73°01'53" East 80.26 feet to a point, thence along the common line of said Lot 4 of Franklin Crest PUD Subdivision and Lot 5 South 00°47'12" East 100.52 feet to a point; thence, South 36°06'56" West 119.95 feet to a point; thence leave said common line and with the common line of Lot 4 of said Resource Centre Final Plat (not of Record) North 53°30'36" West 142.90 feet to a point; thence, continuing with said common line of Lot 4 and Lot 5 North 83°40'28" West 22.04 feet to a point; thence, North 02°08'51" West 40.00 feet to a point; thence, South 78°49'41" East 20.18 feet to a point; thence, North 14°02'17" East 38.15 feet to a point; thence, North 39°16'53" West 166.76 feet to a point; thence, North 49°31'53" West 287.10 feet to a point; thence, along a curve to the left having a radius of 285.00 feet, length of 138.39 feet, central angle of 27°49'21" and chord bearing and distance of North 63°26'34" West 137.04 feet to a point, thence North 77°21'14" West 160.65 feet to a point on said eastern ROW of Carothers Parkway; thence, along said ROW North 12°47'55" East 7.84 feet to a point; thence North 09°55'43" East 53.82 feet to a point on a curve to the left, thence along said curve having a radius of 1140.00 feet, a length of 21.52 feet, central angle of 01°04'54" and a chord bearing and distance of North 03°46'27" East 21.52 feet to the Point of Beginning.

Containing 81,291 sq. ft. or 1.87 Ac.

2. That the overall entitlements for the Resource Centre PUD are as follows:

Entitlements	Resource Centre PUD (Overall)
Base Zone	Residential Variety (RX)
Character Area Overlay	McEwen Character Area Overlay District #4
Other Zoning Overlays	HTO
Number of Dwelling Units	253
Number of Nonresidential Square Footage	N/A
Connectivity Index	N/A
Development Standard	Conventional
Open Space Requirements	Formal: 0.76 acres Informal: 1.87 acres Total: 2.63 acres

3. That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning Department.

4. That this Resolution shall take effect from and after its passage on its first and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____
ERIC STUCKEY
CITY ADMINISTRATOR

BY: _____
DR. KEN MOORE
MAYOR

PRELIMINARY CONCEPT MEETING:	<u>2/28/12</u>
PREAPPLICATION CONFERENCE:	<u>3/13/12</u>
CONCEPTUAL PROJECT WORKSHOP:	<u>4/26/12</u>
REQUIRED NEIGHBORHOOD MEETING:	<u>5/10/12</u>
PLANNING COMMISSION RECOMMENDED APPROVAL:	<u>7/26/12</u>
BOMA PASSED/PUBLIC HEARING HELD:	_____