

RESOLUTION 2012-36

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR FRANKLIN PARK*, LOCATED ALONG CAROTHERS PARKWAY, SOUTH OF NISSAN AND NORTH OF MCEWEN DRIVE, BY THE CITY OF FRANKLIN, TENNESSEE.

*Development name subject to change

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 |
|--------------------------|---------------|
| 063-G-09.00 (portion of) | ±14.07 |
| TOTAL | ±14.07 |

NINE CORPORATE CENTRE HOLDING COMPANY, LLC RE-ZONE AREA

BEING A RE-ZONE AREA LYING IN THE EIGHTH CIVIL DISTRICT, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE. SAID PARCEL LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF CAROTHERS PARKWAY AND IS SHOWN AS A PORTION OF PARCEL 14.16 ON WILLIAMSON COUNTY PROPERTY MAP 62 AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

COMMENCING AT A ½" IRON ROD (OLD) WITH A CAP STAMPED #2039 IN THE WESTERLY RIGHT-OF-WAY LINE OF CAROTHERS PARKWAY AT THE SOUTHEASTERLY CORNER OF THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF FRANKLIN, TENNESSEE OF RECORD IN DEED BOOK 3781, PAGE 983, R.O.W.C.T. (REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE), AT THE NORTHEASTERLY CORNER OF NINE CORPORATE CENTRE HOLDING COMPANY, LLC OF RECORD IN DEED BOOK 5381, PAGE 369, R.O.W.C.T.; THENCE, LEAVING SAID RIGHT-OF-WAY LINE WITH THE COMMON LINE BETWEEN SAID INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF FRANKLIN, TENNESSEE AND SAID NINE CORPORATE CENTRE HOLDING COMPANY, LLC, NORTH 34 DEGREES 28 MINUTES 38 SECONDS WEST, 18.72 FEET TO THE **POINT OF BEGINNING**, WHICH IS LOCATED ON THE PROPOSED FUTURE WESTERLY RIGHT-OF-WAY LINE OF CAROTHERS PARKWAY, AND BEING THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED RE-ZONE AREA;

THENCE, CROSSING SAID NINE CORPORATE CENTRE HOLDING COMPANY, LLC, FOR THE NEXT 22 CALLS:

- 1) WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 18 DEGREES 00 MINUTES 54 SECONDS, A RADIUS OF 986.34 FEET, AN ARC LENGTH OF 310.13 FEET, A CHORD BEARING OF SOUTH 15 DEGREES 56 MINUTES 35 SECONDS WEST, A CHORD LENGTH OF 308.85 FEET;
- 2) SOUTH 24 DEGREES 57 MINUTES 14 SECONDS WEST, 408.32 FEET;
- 3) SOUTH 31 DEGREES 47 MINUTES 48 SECONDS WEST, 100.72 FEET;
- 4) SOUTH 24 DEGREES 57 MINUTES 14 SECONDS WEST, 172.99 FEET;
- 5) NORTH 55 DEGREES 02 MINUTES 46 SECONDS WEST, 24.13 FEET;
- 6) WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 48 DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 1025.66 FEET, A CHORD BEARING OF NORTH 31 DEGREES 02 MINUTES 46 SECONDS WEST, A CHORD LENGTH OF 122.02 FEET;
- 7) NORTH 07 DEGREES 02 MINUTES 46 SECONDS WEST, 187.56 FEET;
- 8) WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 27 DEGREES 24 MINUTES 30 SECONDS, A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 71.55 FEET, A CHORD BEARING OF NORTH 20 DEGREES 45 MINUTES 01 SECONDS WEST, A CHORD LENGTH OF 71.07 FEET;
- 9) NORTH 34 DEGREES 27 MINUTES 16 SECONDS WEST, 307.94 FEET;
- 10) WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 80 DEGREES 37 MINUTES 10 SECONDS, A RADIUS OF 315.00 FEET, AN ARC LENGTH OF 443.23 FEET, A CHORD BEARING OF NORTH 74 DEGREES 45 MINUTES 50 SECONDS WEST, A CHORD LENGTH OF 407.56 FEET;
- 11) SOUTH 64 DEGREES 55 MINUTES 35 SECONDS WEST, 186.78 FEET;
- 12) NORTH 26 DEGREES 46 MINUTES 02 SECONDS WEST, 39.11 FEET;
- 13) NORTH 23 DEGREES 09 MINUTES 00 SECONDS WEST, 46.33 FEET;
- 14) NORTH 26 DEGREES 53 MINUTES 59 SECONDS WEST, 44.37 FEET;
- 15) NORTH 22 DEGREES 38 MINUTES 17 SECONDS WEST, 22.70 FEET;
- 16) NORTH 12 DEGREES 21 MINUTES 49 SECONDS WEST, 16.97 FEET;
- 17) NORTH 07 DEGREES 21 MINUTES 40 SECONDS WEST, 22.32 FEET;
- 18) NORTH 03 DEGREES 54 MINUTES 45 SECONDS EAST, 14.62 FEET;
- 19) NORTH 13 DEGREES 25 MINUTES 56 SECONDS EAST, 41.22 FEET;
- 20) NORTH 02 DEGREES 45 MINUTES 23 SECONDS EAST, 17.41 FEET;
- 21) NORTH 09 DEGREES 46 MINUTES 16 SECONDS WEST, 40.48 FEET;
- 22) NORTH 27 DEGREES 44 MINUTES 25 SECONDS WEST, 21.43 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF FRANKLIN, TENNESSEE;

THENCE, WITH SAID INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF FRANKLIN, TENNESSEE, FOR THE NEXT THREE CALLS:

- 1) NORTH 81 DEGREES 24 MINUTES 19 SECONDS EAST, 559.08 FEET;
- 2) SOUTH 84 DEGREES 11 MINUTES 34 SECONDS EAST, 737.12 FEET;
- 3) SOUTH 34 DEGREES 28 MINUTES 38 SECONDS EAST, 72.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 612,803 SQUARE FEET OR 14.07 ACRES, MORE OR LESS.

2. That the overall entitlements for the Franklin Park* PUD are as follows:

| Entitlements | Franklin Park* PUD (Overall) |
|---|---|
| Base Zone | Residential Variety (RX) |
| Character Area Overlay | McEwen Character Area Overlay District #4 |
| Other Zoning Overlays | FFO and HTO |
| Number of Dwelling Units | 350 |
| Number of Nonresidential Square Footage | N/A |
| Connectivity Index | N/A |
| Development Standard | Conventional |
| Open Space Requirements | Formal: 0.71 acres Informal: 2.24 acres Total: 2.95 acres |

*Development name subject to change

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>3/28/12</u> |
| PREAPPLICATION CONFERENCE: | <u>4/10/12</u> |
| CONCEPTUAL PROJECT WORKSHOP: | <u>4/26/12</u> |
| REQUIRED NEIGHBORHOOD MEETING: | <u>5/07/12</u> |
| PLANNING COMMISSION RECOMMENDED APPROVAL: | <u>7/24/12</u> |
| BOMA PASSED/PUBLIC HEARING HELD: | _____ |



August 6, 2012

TO: Board of Mayor and Aldermen

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

SUBJECT: Resolution 2012-36, a resolution to approve the PUD Development Plan for Franklin Park (*name subject to change*) on ± 14.07 acres for 350 attached units on the properties located along Carothers Parkway, south of Nissan, and north of McEwen Drive

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 Franklin Park (*name subject to change*) on ± 14.07 acres for 350 attached units on the properties located along Carothers Parkway, south of Nissan, and north of McEwen Drive.

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 | 14.07 |
| Proposed Number of Lots | N/A |
| Proposed Dwelling Units | 350 |
| Proposed Nonresidential Square Footage | N/A |
| Proposed Open Space | <i>Formal Open Space: 0.71 acres Informal Open Space: 2.24 acres Total Open Space: 2.95 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 | FFO and HTO |
| Proposed Building Height | 65' (6 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) All subsequent development plans, site plans and construction plans submitted for Franklin Park 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.

PROJECT REVIEW

STAFF RECOMMENDATION:

Favorable recommendation to the BOMA



COMMENTS: The applicant is requesting four 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 by 15%. The proposed project includes 350 attached residential units, 161 of which are 1-bedroom, 161 of which are 2-bedroom, and 28 of which are 3-bedroom. 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 809 parking spaces, and the applicant is proposing 703 parking spaces, with 120 of those being deferred, per the deferred parking requirements in the Franklin Zoning Ordinance. The applicant has included parking ratios from other attached residential projects in the region, as well as, recommended parking ratios from ITE (Institute of Transportation Engineers) in their request letter. With the deferred parking, the applicant is proposing a ratio of 2.00 parking spaces/unit. Excluding the 120 deferred parking spaces, the applicant is proposing a parking ratio of 1.66 spaces/unit. Staff recommends approval of this modification of standards.

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.

MOS3 Maximum Building Length

The applicant is also requesting a modification of design standards with this Development Plan. Section 5.3.5(3)(b)(ii) requires that the maximum length of any attached residential structure be limited to 200 feet. The applicant requests a modification of standards to allow a maximum building length of 528 feet, with a maximum single façade of 210 feet in length with 30-36 foot plane changes between the façade lengths. The applicant explains in the request letter that strict adherence to this development standard would make the design intent of the proposed project unachievable. The applicant's building design maximizes the number of units facing the amenities of the private park. Since the applicant has chosen to break down the Carothers façade into three smaller facades, as well as, provide balconies and railings to emphasize the residential character of the building, the intent of the City's design standard will still be met. Therefore, staff recommends approval of the applicant's request for this modification of design standards.



MOS4 Parkland Dedication

The Zoning Ordinance requires that residential or mixed-use developments with 10 or more dwelling units dedicate land to the city for use as public parks or greenways/blueways. The total land dedication for parkland required for this project would be 5.3 acres or fees-in-lieu of that particular acreage. The applicant requests that this requirement be removed. Instead, the applicant proposes a 10-acre private park that includes amenities including an amphitheater, lake, sidewalk, trails, and ball field. The private park will be privately maintained by the owner. Since the recreational needs of the proposed development can be met on-site by the private park at no cost to the City, staff supports this request for a modification of standards for parkland dedication. To ensure that the intent of the parkland dedication requirement is met in the future, staff has added the following condition: The private park shall be placed in an open space lot with a perpetual public access easement. If the property ever becomes private and the general public is not permitted access, the original fees-in-lieu of public parkland dedication shall apply.

CONDITIONS OF APPROVAL:

PLANNING:

1. MOS1 Parking: Approve the applicant's request to reduce the number of required parking spaces from 809 parking spaces to 703 parking spaces, with 120 of those 703 being deferred parking, per Section 5.9.11(4) of the FZO.
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. MOS3 Maximum Building Length: Approve the applicant's request to increase the maximum building length for attached residential structures from 200 feet to 528 feet, with a maximum single façade of 210 feet in length with 30-36 foot plane changes between the façade lengths.
4. MOS 4 Parkland Dedication: Approve the applicant's request to provide a 10-acre private park onsite instead of paying the required fees-in-lieu of public parkland dedication. Condition 5 applies to this modification of standards.
5. The private park shall be placed in an open space lot with a perpetual public access easement. If the property ever becomes private and the general public is not permitted access, the original fees-in-lieu of public parkland dedication shall apply. (Parks and Planning)
6. Subdivision name shall be changed. (Parks and Planning)
7. The applicant shall label the incompatible use buffer along the northern property line on Sheets C1.1 and C3.1.
8. The street classification for the new roadway (labeled as Anderson Drive) shall be shown.
9. The applicant shall note on the plans that retaining walls located in front yards shall be clad with masonry veneer.

PLANNING (LANDSCAPE):

10. None;



ENGINEERING:

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.

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.

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.

The reforested area shall be placed in a perpetual Conservation Easement and be located within or adjacent to the stream buffer.

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.

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.

All subsequent development plans, site plans and construction plans submitted for Franklin Park 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, grading of the proposed deferred parking areas shall be provided.
19. With the site plan submittal, additional architectural details shall be provided in the east exterior façade to break up the building length.



MEMORANDUM

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. 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 of 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 EPA's 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)
 2. With the site plan submittal, the requirements will be established for the applicant to participate in Carothers Parkway corridor improvements, including the installation of a planned traffic signal at the intersection of the northern Franklin Park road with Carothers Parkway. (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 2012-36 is recommended.

