

MEMORANDUM

June 11, 2013

TO: Board of Mayor and Aldermen

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

SUBJECT: Ordinance 2013-05, Zoning Text Amendment to amend Chapter 5, Table 5-9 of the Zoning Ordinance

Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen with information regarding an amendment to Chapter 5, Table 5-9 of the *Zoning Ordinance* to revise parking standards for attached dwellings.

Background

City staff held discussions with the development community through the Design Professionals and Developers Group and looked at the frequency of Modification of Standards requests and approvals for attached residential developments. Staff studied off-street parking requirements in other communities, performed a local parking study, interviewed apartment complex managers, and looked at attached housing trends.

Franklin currently bases parking requirements on number of bedrooms, which continues to be the recommended approach for quantifying actual parking demand. The change denoted in the text amendment reduces the number of spaces required for a one-bedroom attached unit from 2 to 1.5 and caps the per unit requirement at 3 spaces.

This text amendment was recommended unanimously (7-0) by the Planning Commission at the May 23, 2013 FMPC meeting.

Financial Impact

Not applicable to this item.

Options

Not applicable to this item.

Recommendation

Approval of the text amendment is recommended.

ORDINANCE 2013-05

ORDINANCE 2013-05, TO BE ENTITLED: "AN ORDINANCE TO REVISE THE PARKING REQUIREMENTS FOR ATTACHED DWELLINGS IN TABLE 5-9, MINIMUM OFF-STREET PARKING STANDARDS OF THE FRANKLIN ZONING ORDINANCE"

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMAN OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That Table 5-9, Minimum Off-Street Parking Standards, of the City of Franklin Zoning Ordinance is hereby amended to add the following text noted in **bold**, to delete the following text noted with a ~~strike through~~, and is approved to read as follows:

TABLE 5-9: MINIMUM OFF-STREET PARKING STANDARDS [1] [2] [3] [4] [6]				
Use Type	Traditional Areas		Conventional Areas	
	Min. # Spaces / 1,000 sq. ft.	Additional Requirements	Min. # Spaces / 1,000 sq. ft.	Additional Requirements
<i>Agricultural Uses</i>				
Agricultural Use	---	Subsection 5.9.4(4)	---	Subsection 5.9.4(4)
<i>Residential Uses</i>				
Attached Dwelling	---	<ul style="list-style-type: none"> ▪ 0-1 BR: 1.50 ▪ 2 BR: 2.50 ▪ 3+ BR: 3.00 ▪ 2/first bedroom ▪ 0.50 space/each additional bedroom 	---	<ul style="list-style-type: none"> ▪ 0-1 BR: 1.50 ▪ 2 BR: 2.50 ▪ 3+ BR: 3.00 ▪ 2/first bedroom ▪ 0.50 space/each additional bedroom
Detached Dwelling	---	<ul style="list-style-type: none"> ▪ 2/unit 	---	<ul style="list-style-type: none"> ▪ 2/unit
Elderly Housing	---	<ul style="list-style-type: none"> ▪ 1.50/housing unit 	---	<ul style="list-style-type: none"> ▪ 1.50/housing unit
Group Home	---	Subsection 5.9.4(4)	---	Subsection 5.9.4(4)
Retirement Center	4	<ul style="list-style-type: none"> ▪ 1/emp 	4	<ul style="list-style-type: none"> ▪ 1/emp
Temporary Care Facility	---	<ul style="list-style-type: none"> ▪ 0.25/patient ▪ 1/emp 	---	<ul style="list-style-type: none"> ▪ 0.25/patient ▪ 1/emp
...

SECTION II. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance shall take effect from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
ERIC S. STUCKEY
City Administrator/Recorder

By: _____
DR. KEN MOORE
Mayor

PLANNING COMMISSION RECOMMENDED APPROVAL: 5/23/13

PASSED FIRST READING: _____

PASSED SECOND READING: _____

PUBLIC HEARING HELD: _____

PASSED THIRD READING: _____