



HISTORIC
FRANKLIN
TENNESSEE

ITEM #19
WRKS
08/13/13

MEMORANDUM

August 2, 2013

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 2013-41, a resolution to approve the development plan for the Avenue Point PUD Subdivision on \pm 0.39 acres for the property located at 1416 Columbia Avenue

Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information regarding a resolution to approve the development plan for the Avenue Point PUD Subdivision on \pm 0.39 acres for the property located at 1416 Columbia Avenue

Background

Please see attached FMPC Report for the Background on this project and the conditions of approval for the Development Plan.

This resolution was recommended for disapproval unanimously (7-0) by the Planning Commission at the July 25, 2013 FMPC meeting.

Financial Impact

Not applicable to this item.

Options

Not applicable to this item.

Recommendation

Approval of the resolution is recommended.

RESOLUTION 2013-41

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR AVENUE POINT PUD SUBDIVISION, LOCATED AT 1416 COLUMBIA AVENUE, 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 _____, 2013:

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

Map—Parcel	Acres
078J – G02601	0.39

BEGINNING at an iron pin corner at the intersection of the South margin of Fairground Dr. and the west margin of U.S. Highway 31, Columbia Hwy; thence with said margin of Hwy 31 H. 9 deg. 00' 00" E 115.0 feet to an iron pin; thence leaving said margin with a line N 80 deg. 21' 20" W 150.00 feet to an iron pin; thence S 9 deg. 00' 00" W 115 feet to an iron pin in the South margin of Fairground of Dr.; thence along said margin S 80 deg. 31' 20" E 150.00 feet to the point of beginning containing 0.3960 acres more or less.

SPECIFICALLY INCLUDING a 12' ingress and egress easement located on the rear of the 0.3960 acre +/- being S 80 deg. 21' 20" E 21 feet from the Northwest corner to the centerline of said easement and S 80 deg. 21' 20" E 13.50' from the Southwest corner to the centerline of said easement.

Being the same property conveyed to D. Tate Matthews a married person, by deed from Sean Stroud and of record in Instrument No./ Book 4598 Page 123 Register's Office for Williamson County Tennessee.

2. That the overall entitlements for the Avenue Point PUD Subdivision are as follows:

Entitlements	Avenue Point PUD Subdivision (Overall)
Base Zone	Residential Variety (RX)
Character Area Overlay	Central Franklin Character Area Overlay (CFCO) 7
Other Zoning Overlays	Columbia Avenue Overlay (CAO-3)
Number of Dwelling Units	7
Number of Nonresidential Square Footage	N/A
Connectivity Index	N/A
Development Standard	Traditional
Open Space Requirements	Formal: 849 square feet Informal: N/A Total: 849 square feet

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

PREAPPLICATION CONFERENCE:	<u>3/04/13</u>
CONCEPTUAL PROJECT WORKSHOP:	<u>5/23/13</u>
REQUIRED NEIGHBORHOOD MEETING:	<u>4/03/13</u>
PLANNING COMMISSION RECOMMENDED DISAPPROVAL:	<u>7/25/13</u>
BOMA PASSED/PUBLIC HEARING HELD:	_____

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: Avenue Point PUD Subdivision, development plan

LOCATION: 1416 Columbia Avenue

PROJECT DESCRIPTION: Development plan for 7 dwelling units on 0.39 acres

APPLICANT: Daniel Woods, The Addison Group, LLC
(615) 440-7804, dwoods@addison-group.com

OWNER: Tate Mathews
406 Treeshore Lane, Franklin TN 37069

PROJECT STAFF: Donald Anthony

TYPE OF REVIEW: Development plan

RECOMMENDATION: Favorable recommendation to BOMA

PROJECT INFORMATION	
Existing Land Use	Commercial (car wash)
Proposed Land Use	Residential (townhomes, attached)
Existing Zoning	CC Central Commercial
Proposed Zoning	RX Residential Variety
Acreage	0.39 acres
Proposed Number of Lots	N/A
Proposed Dwelling Units	7 dwelling units
Proposed Nonresidential Square Footage	N/A
Proposed Open Space	<i>Formal Open Space: 2,864 square feet Informal Open Space: N/A Total Open Space: 2,864 square feet</i>
Physical Characteristics	Graded, built-out site
Development Standard	Traditional
Character Area Overlay	CFCO-7 Central Franklin Character Area Overlay
Other Applicable Overlays	CAO
Water Utility District	City of Franklin
Proposed Building Height	2 stories
Minimum Landscape Surface Ratio	0.10
Trip Generation	67 trips per day AM Peak: 5 trips PM Peak: 7 trips

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Industrial	CC
<i>South</i>	Retail	NC
<i>East</i>	Residential	R-3
<i>West</i>	Industrial	CC

LAND USE PLAN RECOMMENDATIONS
<p>Central Franklin Character Area Special Area 7</p> <p>Development Form</p> <p>5. The Columbia Avenue Corridor should follow standards for traditional areas. The four block area extending south on Columbia Avenue from Five Points to Fowlkes Street and the existing mixed use area on the block north of Downs Boulevard are contemplated as Mixed-Use Centers.</p> <p>6. A set of development standards derived from the adopted Columbia Avenue Overlay District will further apply along the corridor. These standards recognize three distinct areas along the corridor, each having unique standards.</p> <p>7. Buildings will be at a scale up to 2 stories. Buildings may be at a scale up to 3 stories pursuant to a PUD in certain circumstances.</p> <p>8. Development may be supported by surface or structured parking located to the side or rear of buildings which address the street. On-street parking is encouraged. Surface parking areas should be lined with buildings to diminish the appearance of parking from public view. Structured parking, if provided, must be lined with active ground floor uses. Landscape and/or architectural features should diminish the appearance of parking from public view. Structured parking should be screened from view and should not have a presence along the streetscape. Structured parking may be allowed on the outside of the block if it maintains an active ground floor.</p> <p>Connectivity</p> <p>9. Development standards provide for connectivity including sidewalks.</p> <p>Open Space</p> <p>10. Open space will be minimal given the urban character of this area. Established civic and institutional sites contribute to open space. Future open space may include small greens or outdoor plaza spaces.</p>

PROJECT BACKGROUND: The subject property currently houses a car wash facility.

PROJECT REVIEW

STAFF RECOMMENDATION: Favorable recommendation to BOMA

COMMENTS:

Per Section 1.8.4 of the Franklin Zoning Ordinance, where conflicts arise between standards set forth in the ordinance, the overlay district standards take precedent over other standards. Staff's review of this project followed the hierarchy outlined in Section 1.8.4, giving the Columbia Avenue Overlay standards priority whenever those standards were in conflict with other sections of the ordinance.

See attached pages for a list of staff recommended conditions of approval.

PROCEDURAL REQUIREMENTS:

1. Fifteen (15) half-size copies of the Development Plan shall be submitted to the Department of Planning and Sustainability by 9am on the Monday after the Planning Commission meeting in order to be placed on the Board of Mayor and Aldermen agenda.
2. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>) and submit one (1) complete and folded set and a .pdf file of corrected development plan to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). All revisions to the approved plans shall be "clouded." A response letter addressing each condition of approval shall be included with the .pdf upload and the set of corrected plans.
3. The city's project identification number shall be included on all correspondence with any city department relative to this project.

***PROJECT CONSIDERATIONS:**

1. Building plans submitted to the City of Franklin are required to be sealed and signed by a professional licensed to practice in Tennessee.

*** 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.

CONDITIONS OF APPROVAL:

Engineering

General Comments

1. Parking

- Per AASHTO green book, use 45-degree diagonal returns for parking insets.

2. Parking

- For the parallel parking spaces along Fairground Street, provided that the original location has been shifted 2' to the west, there may be four (4) 22'-long parking spaces along Fairground Street.

Avenue Point - submittal 001.pdf

3. Storm water

- The previous Engineering comment following the first submittal was: "The applicant shall clarify what happens to the storm water once it leaves the project site. Runoff from this site must not adversely affect any properties downstream."

The applicant's reply stated that the "Plans have been designed to have no adverse affects on properties downstream..."

This development is being proposed in an extremely sensitive drainage area. The current existing drainage system downstream of this project has properties that are flooded several times each year. The following items must be addressed in more detail and assurances must be provided that the downstream properties will not be adversely affected by this development.

- Restriction of the stormwater release rate.
- Restriction of the release volume.
- Stormwater modeling of downstream facilities.
- Stormwater infiltration and evaporation rates.
- Volumes of stormwater storage that will be used for irrigation.

Avenue Point - submittal 002.pdf

4. Trash Pad

- The applicant shall locate the trash pads in a location that is accessible with cars parked in the parking spaces adjacent. The applicant shall provide a route from the trash pads to the trash receptacle area by the street. The applicant shall allow for 2' of overhang from the adjacent parked vehicles.

(Trash pads were not shown on the original submittal. This comment is related to the revised plan.)

Fire

Avenue Point - submittal 002.pdf

5. Building Code Issues

- At the first review, the applicant was asked to clarify confusing information between the rezoning plan which mentioned "mixed use" and "live-work" units and the development plan which did not use those references.

The applicant replied:

"This will be a 'townhome' development which is 'fee simple'. Residents will have ownership of their unit only. There will be no common area within the building. The association will take ownership and maintain everything outside of the building within the property bounds. We have changed the zoning from 'Mixed Use Neighborhood' to 'Residential Variety' (RX), which only allows for residential (no commercial uses), to help alleviate additional concerns."

The submitted development plan does not appear to show individual lots, only building footprints. Furthermore, the buildings are described by the number of units, commonly seen in condominium products.

Additional information is therefore needed to fully understand the nature of the finished product and ownership.

Planning

General Comments

6. Sealed and signed plans

- Elevations shall be sealed and signed by a Tennessee licensed architect at site plan stage.

(This issue was raised at initial submittal. Following conversation with Planning and BNS staff, it was determined that signed and sealed elevations are not necessary at the development plan stage, but are necessary at site plan.)

7. Project number

- Applicant shall add COF# 2776 to the site data chart.

(This issue was raised at first staff review. Applicant added the project number to all sheets in the plans set, but did not add it to the site data chart.)

8. Impact statements

- Applicant shall provide a statement from the school district verifying the district's ability to accommodate this development.
(This information was requested at first staff review. At resubmittal, the applicant provided additional information about anticipated student population; however, no letter from the school system verifying capacity was received by staff.)

9. Draft elevations (development plan)

- Elevations included in this submittal are in draft version and are included for staff/FMPC review purposes only. Approval of the development plan shall not be inferred as approval of the draft elevations. Complete building elevations shall be submitted and fully evaluated for compliance with Zoning Ordinance standards at the site plan stage.

(This condition was included in the comments provided to the applicant following initial submittal and is reiterated here.)

Planning (Landscape)

General Comments

10. Formal Open Space

- Amenities shall be provided in the formal open space.