

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: Cool Springs East Subdivision, site plan, section 36, revision 3, lot 707, Home 2 Suites Hotel

LOCATION: 107 International Drive

PROJECT DESCRIPTION: 61,987 SF Home 2 Suites Hotel on 1.20 acres; includes 105 rooms, office, retail, and restaurant space

APPLICANT: Scotty Bernick, Ragan Smith Associates

OWNER: Richard Actman

PROJECT STAFF: Andrew Orr

TYPE OF REVIEW: Site plan

RECOMMENDATION: Approval, with conditions

PROJECT INFORMATION	
Existing Land Use	Mixed Non-Residential
Proposed Land Use	NA
Existing Zoning	General Commercial
Proposed Zoning	NA
Acreage	1.20 acres
Proposed Number of Lots	2
Proposed Dwelling Units	NA
Proposed Nonresidential Square Footage	61,987 SF
Proposed Open Space	Formal Open Space: 10,019 Informal Open Space: NA Total Open Space: 10,019 SF
Physical Characteristics	Flat, vacant parcel
Development Standard	Conventional
Character Area Overlay	MECO-4
Other Applicable Overlays	NA
Water Utility District	Mallory Valley
Proposed Building Height	6 stories
Minimum Landscape Surface Ratio	0.301 provided

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

PROJECT BACKGROUND:

PROJECT REVIEW

STAFF RECOMMENDATION: Approval, with conditions

COMMENTS:

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

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit one (1) complete and folded set and a .pdf file of corrected site plan to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. Once the corrected site plan has been approved, one (1) full-size and one (1) 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.
3. 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 seven (7) full-size copies of the corrected water/sewer plans to the Department of Building and Neighborhood Services (Attn: Engineering Dept.) to be stamped and signed by city officials prior to the issuance of stormwater and grading permits and water/sewer approval, where applicable. It is also suggested that the applicant submit the stormwater and grading permit applications and stormwater maintenance plan and agreement in conjunction with the grading/drainage plan submittal.
4. The applicant shall submit (4) 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.

5. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
6. The city's project identification number shall be included on all correspondence with any city department relative to this project.

***PROJECT CONSIDERATIONS:**

- 1.

* 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:

Performance Agreement and Surety

General Comments

1. Landscape

- Landscape surety shall be determined at Post PC - TBD \$

Fire

Home2Suites Hotel.pdf

2. Fire Protection

- Adoption of the 2012 International Fire Code becomes effective March 1, 2014.

507.5.1.1 of the IFC requires a fire hydrant closer than the distances indicated. A new fire hydrant will be required. Please provide the required fire hydrant in either the island adjacent to the porte cochere or the island adjacent to the drive lane/fire lane intersection.

(Sheet C1.2)

Planning (Landscape)

General Comments

3. Green Roof

- Before and during installation of green roof, City of Franklin Land Planner shall be present during installation. Add this note to Green Roof Sheet 1 of 1

Water/Sewer

General Comments

4. Wastewater

- A grease trap shall be shown on the 6" sewer service for this site plan. This comment was overlooked on the first review.

Zoning

Home2Suites Hotel.pdf

5. Color Elevations

- Provide Color elevations, with materials labeled, for all facades of the storage building. The storage building is required to match the main building.

6. HVAC

- The screen used on the rooftop HVAC does not match the rest of the building. Rooftop screening is required to be part of the building and blend in with the architecture. Revise the elevations to show this.

7. Loading Dock

- With revised plans the applicant shall document that the provided loading spaces are adjacent to the building's loading / service entrance. Loading areas are required to be located in an area that promotes their practical use.

8. Color Elevations

- Revised plans shall be submitted showing that only three main colors are used on the exterior façades. The current elevations show the use of four main colors.

9. Elevation

- With the submittal of revised plans a note shall be added to the site plan and elevations that the glass room shall not be accessible and shall not be lit internally or externally.

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