



HISTORIC
FRANKLIN
TENNESSEE

ITEM #10
WRKS
03/11/14

MEMORANDUM

February 28, 2014

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 2014-16, a resolution approving a development plan revision (modification of standards—signage) for the Cool Springs Galleria PUD Subdivision, located at 1800 Galleria Boulevard

Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information regarding a resolution to approve a modification of standards for signage for the Cool Springs Galleria PUD Subdivision on ±86.52 acres, located at 1800 Galleria Boulevard.

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 approval unanimously (7-0) by the Planning Commission at the February 28, 2014 FMPC meeting.

Financial Impact

This project will increase tax revenue.

Options

Not applicable to this item.

Recommendation

Approval of the resolution is recommended.

RESOLUTION 2014-16

A RESOLUTION APPROVING A DEVELOPMENT PLAN REVISION (MODIFICATION OF STANDARDS—SIGNAGE) FOR THE COOL SPRINGS GALLERIA PUD SUBDIVISION, LOCATED AT 1800 GALLERIA BOULEVARD, 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
053---11700	±43.35
053---13900	±12.09
053---11704	±9.23
053---11703	±11.76
R.O.W./Buffers	±10.09
TOTAL	±86.52

PROPERTY DESCRIPTION:

LOT 7

BEING A PARCEL OF LAND LYING IN THE EIGHT CIVIL DISTRICT OF WILLIAMSON COUNTY, CITY OF FRANKLIN, TENNESSEE, SAID PARCEL BEING LOT 7 AS SHOWN ON THE PLAT ENTITLED "GALLERIA COMMERCIAL COMPLEX SUBDIVISION, REVISION EIGHT", OF RECORD IN PLAT BOOK 17, PAGE 36, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

LOT 71

BEING A PARCEL OF LAND LYING IN THE EIGHT CIVIL DISTRICT OF WILLIAMSON COUNTY, CITY OF FRANKLIN, TENNESSEE, SAID PARCEL BEING LOT 71 AS SHOWN ON THE PLAT ENTITLED "GALLERIA COMMERCIAL COMPLEX SUBDIVISION, REVISION 1", OF RECORD IN PLAT BOOK 14, PAGE 134, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

LOT 72

BEING A PARCEL OF LAND LYING IN THE EIGHT CIVIL DISTRICT OF WILLIAMSON COUNTY, CITY OF FRANKLIN, TENNESSEE, SAID PARCEL BEING LOT 72 AS SHOWN ON THE PLAT ENTITLED "GALLERIA COMMERCIAL COMPLEX SUBDIVISION, REVISION 1", OF RECORD IN PLAT BOOK 14, PAGE 134, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

LOT 73

BEING A PARCEL OF LAND LYING IN THE EIGHT CIVIL DISTRICT OF WILLIAMSON COUNTY, CITY OF FRANKLIN, TENNESSEE, SAID PARCEL BEING LOT 73 AS SHOWN ON THE PLAT ENTITLED "GALLERIA COMMERCIAL COMPLEX SUBDIVISION, REVISION EIGHT", OF RECORD IN PLAT BOOK 17, PAGE 36, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

2. That the overall entitlements for the Cool Springs Galleria PUD Subdivision are as follows:

Entitlements	Cool Springs Galleria PUD Subdivision (Overall)
Base Zone	General Commercial (GC)
Character Area Overlay	McEwen Character Area Overlay District #4
Other Zoning Overlays	N/A
Number of Dwelling Units	N/A
Number of Nonresidential Square Footage	1,582,939 total square feet
Connectivity Index	N/A
Development Standard	Conventional
Open Space Requirements	Formal: 24,624 square feet Informal: Not required Total: 24,624 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 the following Modifications of Standards (MOS) were requested and acted upon by BOMA, after FMPC review:

<p>MOS 1: Signage</p> <p>Approved: _____</p> <p>Denied: _____</p>	<p>Request to modify the signage requirements to be applied to Section 2 (The District) and the approved renovation area of the Galleria. <i>Staff recommended approval.</i></p>
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5. 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

PLANNING COMMISSION RECOMMENDED APPROVAL:

2/27/14

BOMA PASSED/PUBLIC HEARING HELD:

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: Cool Springs Galleria PUD Subdivision, development plan, revision 3 (Modification of Standards--Signage)

LOCATION: 1800 Galleria Boulevard

PROJECT DESCRIPTION: Modification of standards request for signage

APPLICANT: Caleb Thorne, Ragan Smith

OWNER: Ken Wittler, CBL Properties

PROJECT STAFF: Emily Hunter

TYPE OF REVIEW: Development Plan

RECOMMENDATION: Favorable Recommendation to BOMA

PROJECT INFORMATION	
Existing Land Use	Commercial
Proposed Land Use	Commercial
Existing Zoning	GC
Proposed Zoning	N/A
Acreage	86.52
Proposed Number of Lots	N/A
Proposed Dwelling Units	N/A
Proposed Nonresidential Square Footage	Modification of standards request only
Proposed Open Space	<i>Formal Open Space: N/A</i> <i>Informal Open Space: N/A</i> <i>Total Open Space: N/A</i>
Physical Characteristics	Existing site
Development Standard	Conventional
Character Area Overlay	MECO-4
Other Applicable Overlays	N/A
Water Utility District	Mallory Valley
Proposed Building Height	N/A
Minimum Landscape Surface Ratio	N/A
Trip Generation	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Commercial	GC
<i>South</i>	Commercial	GC
<i>East</i>	R.O.W.	I-65
<i>West</i>	Commercial/Office	GC/County Zoning

LAND USE PLAN RECOMMENDATIONS
<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 to reinforce the small-town appeal of Franklin.</p> <p>Special Area 4</p> <ol style="list-style-type: none"> 1. A mixture of Attached and Detached Residential and Neighborhood or Local Retail uses is recommended, either in separate structures (proximate mixed uses) or with multiple uses in the same building on different floors (vertical mixed uses). 2. 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. 3. Local Retail may be located as a transitional land use between the Regional Retail and surrounding residential neighborhoods. 4. Attached Residential is also appropriate as a transition to residential uses to the east. 5. All —big box retail shall be located west of I-65.

PROJECT BACKGROUND: This is a revision to the approved development plan in order to request a modification of standards for signage. The Mall has recently received development approvals for an open air lifestyle expansion. With these new approvals, the applicant has seen the need to modify the City’s exterior signage standards.

PROJECT REVIEW

STAFF RECOMMENDATION: Favorable Recommendation to BOMA;

COMMENTS: The applicant is requesting a modification of standards for new signage standards related to tenant signage for the new Sears renovation and the section 2 (The District) addition. Approval of these changes will allow the mall to construct several multi-tenant signs, one at the intersection of Mallory Lane and Nichol Mill and the other at Mallory Lane and Crossroads Blvd. The signs requested would be 18’ tall to

allow for the mall identification and the listing of six tenants. The Mall currently has a modification to allow 14' development signage, but this does not include multi-tenant signs.

Multi-tenant signs would also be located strategically on buildings or stand alone in significant locations along Galleria Blvd ring road. In addition to the multi-tenant signs, the applicant is requesting that signage be permitted on the second floor of the mall exterior for the second floor tenants. The other requests in this modification relate to the exterior signage at the open air lifestyle center.

Staff recommends approval of these modifications. The Cool Springs Galleria mall is a regional shopping destination. The requested modifications are in line with their previously approved modifications and similar in scope with the modifications granted for various other PUDs in the City.

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. The city's project identification number shall be included on all correspondence with any city department relative to this project.

***PROJECT CONSIDERATIONS:**

1. None;

* 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.