

MINUTES OF THE MEETING OF THE FRANKLIN MUNICIPAL PLANNING COMMISSION MARCH 27, 2014

The Franklin Municipal Planning Commission held a regular meeting on Thursday, March 27, at 7:00 p.m. in the city hall boardroom.

Members present: Marcia Allen
 Jimmy Franks
 Lisa Gregory
 Scott Harrison
 Mike Hathaway, Chair
 Roger Lindsey, Vice Chair
 Alma McLemore
 Michael Orr
 Ann Petersen, Alderman

Members absent: None

Staff present: Donald Anthony, Planning and Sustainability Department
 Amy Diaz-Barriga, Planning and Sustainability Department
 Emily Hunter, Planning and Sustainability Department
 Catherine Powers, Planning and Sustainability Department
 Brenda Woods, Planning and Sustainability Department
 Carl Baughman, Engineering Department
 Tom Ingram, Engineering Department
 Dustin Scruggs, Engineering Department

The purpose of the meeting will be to consider matters brought to the attention of the Planning Commission and will include the following. The typical process for discussing an item is as follows:

1. Staff presentation,
2. Public comments,
3. Applicant presentation, and
4. Motion/discussion/vote.

Applicants are encouraged to come to the meeting, even if they agree with the staff recommendation. The Planning Commission may defer or disapprove an application/request unless someone is present to represent it.

For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting.

1. CALL TO ORDER

2. MINUTES

- 2/27/14 Regular Meeting

3. CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Open for Franklin citizens to be heard on items not included on this Agenda. As provided by law, the Planning Commission shall make no decisions or consideration of action of citizen comments, except to refer the matter to the Planning Director for administrative consideration, or to schedule the matter for Planning Commission consideration at a later date. Those citizens addressing the Planning Commission are required to complete a Public Comment Card in order for their name and address to be included within the official record.

5. ANNOUNCEMENTS

6. VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

The non-agenda process, by design, is reserved for rare instances, and only minor requests shall be considered. Non-agenda items shall be considered only upon the unanimous approval of all of the Planning Commission members.

7. CONSENT AGENDA

The items under the consent agenda are deemed by the Planning Commission to be non-controversial and routine in nature and will be approved by one motion. The items on the consent agenda will not be individually discussed. Any member of the Planning Commission, City Staff, or the public desiring to discuss an item on the consent agenda may request that it be removed and placed on the regular agenda. It will then be considered in its printed order.

- Initial Consent Agenda
- Secondary Consent Agenda- to include any items in which Commissioners recuse themselves

SITE PLAN SURETIES

Consent: Items 8 – 12

8. Cool Springs East Subdivision, site plan, section 24, lots 11 and 703 (Hilton Garden Inn); extend the performance agreement for drainage improvements for six months.
9. Franklin Crest PUD Subdivision, site plan, (Circle at Cool Springs Apartments); release the maintenance agreement for drainage onsite/offsite improvements.
10. Gateway Village PUD Subdivision, site plan, section 6; release the maintenance agreement for sewer improvements.
11. Generals Retreat PUD Subdivision, site plan; extend the performance agreement for streets and sidewalk improvements for one year.

12. Jamison Station PUD Subdivision, site plan, section 1; extend the performance agreement for stormwater drainage/detention improvements.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

13. Amelia Park PUD Subdivision, final plat, section 2, 25 residential lots and 2 open space lots on 66.20 acres, located along Market Street, south of Clovercroft Road and east of Oxford Glen Drive.

Project Number: 2982
Applicant: Robert Searson, Littlejohn Engineering Associates, Inc.
Staff Recommends: Approval, with conditions
Consent Status: Consent

14. Berry Farms Town Center PUD Subdivision, final plat, section 2, 66 residential lots and 6 open space lots on 18.74 acres, located south of Old Peytonsville Road and east of Lewisburg Road.

Project Number: 2975
Applicant: Brandon Lambert, Littlejohn Engineering Associates
Staff Recommends: Approval, with conditions
Consent Status: Consent

15. Berry Farms Town Center PUD Subdivision, final plat, section 4, 14 nonresidential lots and 2 open space lots on 24.73 acres, located along Five Mile Crossing and north of Goose Creek Bypass.

Project Number: 2959
Applicant: Brandon Lambert, Littlejohn Engineering Associates
Staff Recommends: Approval, with conditions
Consent Status: Consent

16. Berry Farms Town Center PUD Subdivision, final plat, section 6, 5 residential lots, 2 open space lots, and 2 private drive lots on 1.28 acres, located east of Rural Plains Circle and north of Levisa Lane.

Project Number: 2977
Applicant: Brandon Lambert, Littlejohn Engineering Associates
Staff Recommends: Approval, with conditions
Consent Status: Consent

17. Ranco Farms Subdivision, site plan, revision 4, lot 2, request for the 2nd six-month site plan extension for the site plan approved by FMPC 9/27/12 until 9/27/14, located at 3775 Mallory Lane.

Project Number: 2499
Applicant: Matthew Keiter, CEC
Staff Recommends: Approval
Consent Status: Consent

18. 249 Fourth Avenue North, site plan, 1 commercial structure on 0.72 acres, located at 249 Fourth Avenue North.

Project Number: 2957
Applicant: Gerald Bucy, Consulting Engineer
Staff Recommends: Deferral to the April 2014 FMPC meeting
Consent Status: Consent

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

1. CALL TO ORDER

Chair Hathaway called the meeting to order at 7:00 p.m.

2. MINUTES

Vice Chair Lindsey moved to approve the February 27, 2014, Planning Commission minutes as presented, Mr. Harrison seconded the motion, and it passed unanimously (8-0).

3. CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

No one came forward.

4. ANNOUNCEMENTS

There were no announcements.

5. VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

Ms. Powers stated that there were two non-agenda items on the agenda. Both of the items were setting sureties. One of the items was for the Highlands at Ladd Park PUD Subdivision, final plat, section 12 (surety revision). The other is Rizer Point PUD Subdivision, final plat, section 2 (surety revision). She stated that both of these items were coming from staff, not the applicants, and she recommended approval.

Mr. Harrison moved to add the two non-agenda items to the agenda as items 19 and 20, Ms. McLemore seconded the motion, and it passed unanimously (8-0).

6. CONSENT AGENDA

Chair Hathaway stated that the items under the consent agenda were deemed by the Planning Commission to be non-controversial, routine in nature and would be approved by one motion. He stated that currently items 7 through 18 were on the consent agenda, but item 13 would be pulled to add a condition. He asked if anyone wanted to pull any other items from the consent agenda, and no one wanted to pull any items. Also, item 18 was deferred by the applicant to the April 24, 2014, Planning Commission meeting.

Mr. Harrison moved to approve the consent agenda, as amended. Mr. Orr seconded the motion, and it passed unanimously (8-0).

8. COOL SPRINGS EAST SUBDIVISION, SITE PLAN, SECTION 24, LOTS 11 AND 703 (HILTON GARDEN INN)

Perf agreement: **Drainage \$45,250**
Established: October 25, 2007
Previous Action: 5/21/08 PA posted
4/17/09 Approved extension to 10/16/09
10/16/09 Approved extension to 4/16/10
4/16/10 Reduce 75% from \$181,000; extend to 4/15/11
4/15/11 Approved extension to 4/20/12
4/26/12 Approved extension to 4/25/13
4/25/13 Approved extension to 10/24/13
10/27/13 Approved extension to 3/27/14
Recommendation: Approve extension to September 25, 2014.

9. FRANKLIN CREST PUD SUBDIVISION, SITE PLAN, (CIRCLE AT COOL SPRINGS APARTMENTS)

Maint agreement: **Drainage onsite/offsite \$28,800**
Established: March 28, 2013
Previous Action: 2/28/09 FMPC granted 6-month extension to 8/28/09.
7/23/09 FMPC granted second 6-month extension to 2/28/10.
1/19/10 PA posted
11/12/10 Approved extension to 11/11/11
NEW APPLICANT 12/10/10.
11/11/11 Reduce 75%+ from \$288,000, extend to 11/9/12.
11/9/12 Release denied; extend to 11/8/12; as-builts okay.
1/18/13 Release denied; extend to 7/19/13
3/28/13 Release PA, establish MA for \$28,800
4/5/13 MA posted
Recommendation: Extend to September 25, 2014.
Reason/Deficiency: Repair the drainage failure beyond Structure L1. Contact the inspector to discuss the deficiencies.

10. GATEWAY VILLAGE PUD SUBDIVISION, SITE PLAN, SECTION 6

Maint agreement: **Sewer \$2,500**
Established: March 15, 2013
Previous Action: 9/12/07 PA posted
10/17/08 Reduce from \$16,000; extend to 10/16/09
10/16/09 Approved extension to 10/15/10
10/28/10 Approved extension to 10/27/11
10/27/11 Approved extension to 10/25/12
10/25/12 Approved extension to 10/24/13
3/15/13 Release PA, establish MA for \$2,500
Recommendation: Release the maintenance agreement.

11. GENERALS RETREAT PUD SUBDIVISION, SITE PLAN

Perf agreement: **Streets \$98,000**
Established: February 23, 2006
Previous Action: 6/27/06 PA posted
4/13/07 Approved extension to 4/24/08
4/24/08 Approved extension to 4/23/09
4/17/09 Approved extension to 4/16/10
4/22/10 Extend to 4/28/11
4/28/11 Approved extension to 4/26/12
4/26/12 Extend to 4/25/13
4/25/13 Extend to 10/24/13
10/24/13 Approved extension to 3/27/14
12/23/13 NEW APPLICANT
Recommendation: Approve extension to March 26, 2015.

Perf agreement: **Sidewalk \$6,000**
Established: February 23, 2006
Previous Action: 6/27/06 PA posted
4/13/07 Approved extension to 4/24/08
4/24/08 Approved extension to 4/23/09
4/17/09 Approved extension to 4/16/10
4/22/10 Extend to 4/28/11
4/28/11 Approved extension to 4/26/12
4/26/12 Extend to 4/25/13
4/25/13 Extend to 10/24/13
10/24/13 Approved extension to 3/27/14
12/23/13 NEW APPLICANT
Recommendation: Approve extension to March 26, 2015.

12. JAMISON STATION PUD SUBDIVISION, SITE PLAN, SECTION 1

Perf agreement: **Stormwater drainage/detention \$60,000**
Established: October 26, 2006
Previous Action: 2/28/07 PA posted
1/11/08 Approved extension to 1/22/09
12/12/08 Reduce from \$120,000; extend to 11/13/09
11/13/09 Approved extension to 7/16/10
7/22/10 Extend to 1/27/11
1/27/11 Extend to 7/28/11
7/28/11 Extend to 1/26/12
10/27/11 Extend to 10/19/12; as-builts are incomplete; resubmit.
10/25/12 Extend to 4/25/13
4/25/13 Extend to 10/24/13
10/24/13 Extend to 3/27/14
Recommendation: Extend to September 25, 2014.

14. Berry Farms Town Center PUD Subdivision, final plat, section 2, 66 residential lots and 6 open space lots on 18.74 acres, located south of Old Peytonsville Road and east of Lewisburg Road.

STAFF RECOMMENDATION: Approval, with conditions

COMMENTS: None

SURETIES:

1. Surety amounts shall be determined prior to final staff approval/sign-off of this plat.

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit three (3) paper copies and a .pdf file of the corrected plat, along with the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. 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. The city's project identification number shall be included on all correspondence with any city department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

*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.

CONDITIONS OF APPROVAL:

Planning

General Comments

1. Recording of plat

Final plat shall not be recorded until corresponding site plan is fully approved.

15. Berry Farms Town Center PUD Subdivision, final plat, section 4, 14 nonresidential lots and 2 open space lots on 24.73 acres, located along Five Mile Crossing and north of Goose Creek Bypass.

STAFF RECOMMENDATION: Approval, with conditions

COMMENTS: None

SURETIES:

1. Surety amounts shall be determined prior to final staff approval/sign-off of this plat.

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit three (3) paper copies and a .pdf file of the corrected plat, along with the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. 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. The city's project identification number shall be included on all correspondence with any city department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

*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.

CONDITIONS OF APPROVAL:

Planning

General Comments

1. Recording of plat

Post-PC for this plat shall not be accepted or approved until corresponding site plan (COF# 2539, currently in post-PC) has been approved by all relevant departments. Plat shall not be recorded until corresponding site plan has been fully approved.

2. Site acreage

Applicant shall adjust title block to show correct total acreage for the site. Total acreage shown in title block shall be consistent with total acreage shown in lot area table.

Water/Sewer

General Comments

3. Sanitary Sewer Easement

The sanitary sewer easement shall be determined by depth of the sewer line. 0-12' is 20' easement, 13-19' is 30' easement and 20' depth requires approval from engineering and water dept. Applicant shall check the depth of the line and attach appropriate easement width.

4. Utility easements

The 12" water line shall have a minimum of 20' easement. It is currently being shown as a 15' PUDE.

Zoning

General Comments

5. FFO/FEMA

With the submittal of the revised plat, the applicant shall provide documentation of the City approval of the study relocating the flood plain as shown on this plat.

16. Berry Farms Town Center PUD Subdivision, final plat, section 6, 5 residential lots, 2 open space lots, and 2 private drive lots on 1.28 acres, located east of Rural Plains Circle and north of Levisa Lane.

STAFF RECOMMENDATION: Approval, with conditions

COMMENTS: None

SURETIES:

1. Surety amounts shall be determined prior to final staff approval/sign-off of this plat.

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit three (3) paper copies and a .pdf file of the corrected plat, along with the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. 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. The city's project identification number shall be included on all correspondence with any city department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

*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.

CONDITIONS OF APPROVAL:

Planning (Landscape)

General Comments

1. Lot Trees

Detached housing does not require lot trees. Remove this chart from the plat.

17. Ranco Farms Subdivision, site plan, revision 4, lot 2, request for the 2nd six-month site plan extension for the site plan approved by FMPC 9/27/12 until 9/27/14, located at 3775 Mallory Lane.

STAFF RECOMMENDATION: Approval of the second and final six-month extension of the approved site plan until September 27, 2014.

COMMENTS: This project has not yet been issued a building permit, and the approval of the site plan is soon to lapse. A six month extension to September 27, 2014 is recommended.

18. 249 Fourth Avenue North, site plan, 1 commercial structure on 0.72 acres, located at 249 Fourth Avenue North.

STAFF RECOMMENDATION: Deferral to the April 2014 FMPC meeting

COMMENTS: The applicant intends to remodel the existing structure both internally and externally. Flood vents will be added to the structure, and parking will be shifted to the western and eastern sides of the building.

The applicant seeks a waiver from the loading zone requirement found in Section 5.9.12 (2) of the Zoning Ordinance. Per Zoning Ordinance standards, this site must include one designated loading zone at the rear of the structure; the loading zone must have minimum width of 12 feet and minimum length of 25 feet.

Deferral on this item is requested in order to give staff and the applicant additional time to discuss and correct issues related to water service and parking/access on the site.

SURETIES:

1. Surety amounts shall be determined during the Post-FMPC review.

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 upload complete building plans, including the approved, revised site plans, to the City's IDT site for Building and Neighborhood Services Department 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. 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.

CONDITIONS OF APPROVAL:

Performance Agreement and Surety

General Comments

1. Landscape

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

Engineering

249 Building - submittal 002.pdf

2. Parking

The applicant shall orient the diagonal stripes to deflect vehicles toward the driving lane.

Fire

249 Building - submittal 001.pdf

3. Fire Protection

A fire flow test is required and shall be performed as a condition of approval.

Planning

General Comments

4. Signed and sealed elevations

Building elevations shall be sealed and signed by a Tennessee licensed architect.

5. Setbacks

Applicant shall revise site data chart on cover sheet to show correct rear setback. (The data chart currently indicates "N/A" for rear setback.)

6. Resolving outstanding issues

Applicant shall work with staff to resolve outstanding issues related to water service, fire flow, access, and circulation. Applicant shall meet with staff to discuss these issues. Adjustments to the site plan may result in changes to the conditions listed on this staff report.

Preservation/HZC

General Comments

7. Signage

The applicant shall remove the note pertaining to site signage from page C-1 of the submittal.

Stormwater

General Comments

8. Downspout Disconnection

After discussing with one of our engineers it is agreed that standard PVC piping will be used instead of perforated pipe.

Streets

9. ADA/detectable warnings.

The applicant shall show detectable warnings at both sides of the driveways and in the radius of North Margin St. and 4th Ave.

Water/Sewer

General Comments

10. Water

This comment has not been addressed, the Water Management department will not allow a 4" water line to serve a 6" fire line. This comment is to remain open.

11. Water

The Water Management Department will not allow a 4" water line to serve a 6" fire line. This shall be addressed with the upsizing or redesign of the water line.

Zoning

General Comments

12. Loading Dock

A service/loading area is required to be shown and striped to show that no parking is permitted. Loading areas are required to be a minimum of 12' X 25.' Revise the plan to show the loading area.

This completed the consent agenda.

13. Amelia Park PUD Subdivision, final plat, section 2, 25 residential lots and 2 open space lots on 66.20 acres, located along Market Street, south of Clovercroft Road and east of Oxford Glen Drive.

Ms. Hunter presented item 13, stated that the staff recommended approval with conditions and that staff would like to add one condition. The section on Market Street that runs through the Columbia Gulf gas easement. The applicant is still working with the gas company to figure out that street section is actually going to look like. Staff is working with the applicant to resolve that issue. Staff requests that the following condition be added to the conditions: "The applicant shall update the site plan and final plat to show the Market Street section, as approved by staff."

Chair Hathaway asked for comments from the citizens.

No one came forward.

Chair Hathaway asked for if there was an applicant.

Mr. Jeff Heinze, of Littlejohn Engineering Associates, stated that the applicant agreed with the conditions of approval and the added condition, and he requested approval of item 13

Mr. Harrison moved to favorably recommend approval of amended item 13, Mr. Orr seconded the motion, and it passed unanimously (8-0) with the following:

STAFF RECOMMENDATION: Approval, with conditions;

COMMENTS: None;

SURETIES:

1. Surety amounts shall be determined prior to final staff approval/sign-off of this plat.

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit three (3) paper copies and a .pdf file of the corrected plat, along with the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. 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. The city's project identification number shall be included on all correspondence with any city department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

***PROJECT CONSIDERATIONS:**

1. In coordination with the Ingraham property and development, the Amelia Park Sections 2-6 site plan shall be revised to show the final approved alignment of Market Street.

* 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.

CONDITIONS OF APPROVAL:

Engineering

General Comments

1. Sureties

Street sureties TBD

Drainage sureties TBD

Sewer sureties TBD

Sidewalk sureties TBD

Planning

General Comments

2. R.O.W.

The applicant shall revise the R.O.W. dedication note on Sheet 3 of the final plat to add: "Upon completion of the final alignment of Market Street, the owner of Lots 161 & 165 shall dedicate the required R.O.W. to the City and construct the remaining portion of Market Street to the southern property line."

Streets

2982 Final Plat Amelia Park S2.pdf

3. ADA ramps/Detectable warnings

Revise placement of ADA Ramps/Detectable warnings as per phone conversation with Street Department.

4. The applicant shall update the site plan and final plat to show the Market Street section, as approved by staff

19. Rizer Point PUD Subdivision, final plat, section 2 (surety revision)

Ms. Powers stated that this was a revision to set surety on this project for a number of infrastructures. The Engineering Department has set the sureties, based on the calculations that they had available to them, and staff recommends approval of item 19

Chair Hathaway asked for comments from the citizens.

No one came forward.

Mr. Harrison moved to favorably recommend approval of item 19, Ms. McLemore seconded the motion, and it passed unanimously (8-0) with the following:

Performance Agreements and Sureties to be added o COF 2905*

Water	\$	130,000
Sewer	\$	278,000
Streets	\$	414,000
Sidewalk	\$	64,000
Drainage	\$	262,000
Total of new sureties	\$	1,148,000

*The performance agreement(s) and sureties must be posted prior to the issuance of a building permit.

20. The Highlands at Ladd Park PUD Subdivision, final plat, section 12 (surety revision)
Ms. Powers stated that staff was recommending that the infrastructure items that are indicated on the staff report be approved.

Chair Hathaway asked for comments from the citizens.

No one came forward.

Mr. Harrison moved to favorably recommend approval of item 20, Vice Chair Lindsey seconded the motion, and it passed unanimously (8-0) with the following:

Performance Agreements and Sureties to be added o COF 2906*

Sewer	\$	79,000
Street	\$	151,000
Sidewalk	\$	29,000
Total of new sureties	\$	259,000

*The performance agreement(s) and sureties must be posted prior to the issuance of a building permit.

There being no further business, the meeting adjourned at 7:06 p.m.

Chair, Mike Hathaway