

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: Artessa PUD Subdivision, Site Plan, Revision 1
LOCATION: Terminus of Windcross Court
PROJECT DESCRIPTION: One additional dwelling unit on 11.21 acres
APPLICANT: Ryan McMaster, Littlejohn Engineering Associates
OWNER: Brad Knolle, Embrey Partners
PROJECT STAFF: Brad Baumgartner
TYPE OF REVIEW: Site Plan
RECOMMENDATION: Approval

PROJECT INFORMATION	
Existing Land Use	Vacant
Proposed Land Use	Attached Residential
Existing Zoning	RX
Proposed Zoning	N/A
Acreage	11.21 acres
Proposed Number of Lots	1 buildable lot
Proposed Dwelling Units	250
Proposed Nonresidential Square Footage	N/A
Proposed Open Space	<i>Formal Open Space: 0.81 acres Informal Open Space: 4.44 acres Total Open Space: 5.25 acres</i>
Physical Characteristics	Hilly site with 14-19% slopes along southwest property line. Hodge Branch runs along the northwest boundary of the site.
Development Standard	Conventional
Character Area Overlay	MECO-4
Other Applicable Overlays	N/A
Water Utility District	Mallory Valley
Proposed Building Height	4 stories
Minimum Landscape Surface Ratio	.10

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Office/Institutional	GC
<i>South</i>	Single Family Residential	R-2
<i>East</i>	Mixed Nonresidential	GC
<i>West</i>	Mack Hatcher/Single Family Residential	R-2/R.O.W

PROJECT BACKGROUND: This is a revision to a recently approved site plan to add one residential unit. A development plan revision to allow this increase in density was approved administratively on April 16, 2014 since the increase is less than 10% of the residential entitlement approved by BOMA and since the site layout had no significant changes.

PROJECT REVIEW

STAFF RECOMMENDATION: Approval

COMMENTS: None

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.**

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.