

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: Reid Hill Commons PUD Subdivision, site plan, section 2

LOCATION: 1950 Downs Boulevard

PROJECT DESCRIPTION: Site plan for a 10,481 square foot commercial structure on 1.34 acres

APPLICANT: Sean DeCoster, Civil Site Design Group PLLC
(615) 248-9999, seand@civil-site.com

OWNER: M&M GHD Downs GP (Attn: Ed Fulcher)
(615) 383-0320, edfulcher@cresi.net

PROJECT STAFF: Donald Anthony

TYPE OF REVIEW: Site plan

RECOMMENDATION: Approval, with conditions

PROJECT INFORMATION	
Existing Land Use	Vacant
Proposed Land Use	Commercial (retail)
Existing Zoning	MN Neighborhood mixed-use
Proposed Zoning	N/A
Acreage	1.34 acres
Proposed Number of Lots	1 lot
Proposed Dwelling Units	N/A
Proposed Nonresidential Square Footage	10,481
Proposed Open Space	Formal Open Space: N/A Informal Open Space: N/A Total Open Space: N/A
Physical Characteristics	Flat, rectangular-shaped lot
Development Standard	Conventional
Character Area Overlay	WHCO-2 West Harpeth Character Area Overlay
Other Applicable Overlays	N/A
Water Utility District	City of Franklin
Proposed Building Height	28'-5"
Minimum Landscape Surface Ratio	0.10

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Commercial	MN
<i>South</i>	Residential	RX
<i>East</i>	Residential	RX
<i>West</i>	Residential	RX

PROJECT BACKGROUND: None

PROJECT REVIEW

STAFF RECOMMENDATION: Approval, with conditions

COMMENTS: See sheet C1.01 in the site plan packet for the approved concept plan dated 1/15/03. Build-out of the subject property will complete the nonresidential portion of the Reid Hill Commons PUD Subdivision.

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

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.

CONDITIONS OF APPROVAL:

Performance Agreement and Surety

General Comments

1. Landscape

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

2. Sureties

- Sureties for the following to be determined at Post-PC:
Streets - \$ TBD
Street Access - \$ TBD
Sidewalks - \$ TBD
Drainage - \$ TBD
Sewer - \$ TBD
Water - \$ TBD

Engineering

2014-05-12 14-054-01 Site Plan submittal.pdf

3. ADA

- Applicant shall provide accessible route(s) to and from public sidewalk and to and from building.

Fire

2014-05-12 14-054-01 FireTruck Autoturn Exhibit.pdf

4. Access

- Autoturn Exhibit 2 illustrates apparatus "riding up the curb" at the NW corner of the building.

As with the notation on Exhibit 3, the applicant shall provide a mountable curb in locations where apparatus travel paths encroach on constructed areas such as sidewalks.

2014-05-12 14-054-01 Site Plan submittal.pdf

5. Fire Sprinkler System

- L1.01: Access to the hydrant is prevented due to plant materials blocking the hydrant.

The applicant shall ensure the fire hydrant is completely accessible from the parking lot in order to comply with the maximum separation between the hydrant and fire department connection on the building.

Stormwater

General Comments

6. Water Quality

- Revise incarnata to syriaca.

These are flowers and are considered groundcover and are not bonded. If applicant wishes to leave them as shrubs, they will be bonded.

Water/Sewer

General Comments

7. Utility note

- Applicant shall revise utility note 36 to read Franklin Water Management.

2014-06-05 14-054-01 Site Plan re-submittal combined.pdf

3. Irrigation tap

- Note #38 reads irrigation will require a separate tap, meter and RPBP. The irrigation for this site shall come from the reclaim line that is within 150' from the property line. It is the responsibility of the applicant to extend the reclaimed water main across Wrennewood Ln to the Mapco property line. This can be found in the title 18 of the Municipal Code. This will be a requirement for the development. This comment has been added due to the mention of an irrigation tap.