

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: The Highlands at Ladd Park PUD Subdivision, development plan, revision 5

LOCATION: North of Long Lane, south of the Harpeth River, and east of Interstate 65

PROJECT DESCRIPTION: Revision of development plan to change the street layout and lot configuration of Section G

APPLICANT: Greg Gamble, Gamble Design Collaborative
(615) 224-8378, greggamble209@gmail.com

OWNER: Trillium Ventures (Attn: Paul Arnold)
(615) 791-7577, parnold@trillium-ventures.com

PROJECT STAFF: Donald Anthony

TYPE OF REVIEW: Development plan

RECOMMENDATION: Approval, with conditions

PROJECT INFORMATION	
Existing Land Use	Residential
Proposed Land Use	Residential
Existing Zoning	R-2 Medium Residential District
Proposed Zoning	N/A
Acreage	619.39 acres
Proposed Number of Lots	1,227 lots (1,150 residential and 77 open space)
Proposed Dwelling Units	1,150 dwelling units
Proposed Nonresidential Square Footage	N/A
Proposed Open Space	<i>Formal Open Space: 24.02 acres Informal Open Space: 219.48 acres Total Open Space: 243.50 acres</i>
Physical Characteristics	Gently rolling pastureland bordered on the north by the Harpeth River
Development Standard	Conventional
Character Area Overlay	GCCO-6 Goose Creek Character Area Overlay
Other Applicable Overlays	FFO, FWO
Water Utility District	Milcrofton Water Utility District

Proposed Building Height	2 stories
Minimum Landscape Surface Ratio	0.40

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Harpeth River / Ag	AG / County
<i>South</i>	Civic / Residential	CI / County
<i>East</i>	Agricultural / Residential	County
<i>West</i>	Agricultural / Residential	County

LAND USE PLAN RECOMMENDATIONS
<p>Goose Creek Character Area Overlay Special Area 6</p> <ol style="list-style-type: none"> 1. Appropriate uses include detached residential and/or attached residential near I-65. 2. Streams, trees, and hillsides and hilltops shall be preserved and enhanced. 3. This area is recommended to have a major park system. 4. The South Carothers Road extension to Peytonsville Road is critical for adequate interconnectivity. 5. The potential I-65 crossing design should be integrated into a street network for optimum coordination and connectivity. 6. The Baskin property should have safe and efficient access. 7. Smaller lots should not be located on the exterior of an existing platted development of ten lots or more. However, if the applicant proposes an alternative, and if potential conflicts will be created, the applicant shall give justification as to how they will be mitigated or avoided.

PROJECT BACKGROUND:

The rezoning and concept plan for The Highlands at Ladd Park were approved by the BOMA on June 14, 2005 (Ordinance 2004-82). The approved concept plan has been revised four times prior to this submittal, most recently on January 15, 2014 (COF# 2943). With this revision, the applicant proposes a new layout for Section G (northeastern quadrant of the development), removing alleyways and reconfiguring lots to create three large open spaces.

PROJECT REVIEW

STAFF RECOMMENDATION:

Approval, with conditions

COMMENTS: None

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. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>) and submit one (1) complete and folded set and a .pdf file of corrected development 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.
3. 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:

Planning (Landscape)

General Comments

1. Open Space Calculations

- Open Space Calculations are not clear. Applicant shall contact land planner to resolve this issue.

Zoning

General Comments

2. Affordable Housing

- The applicant shall provide affordable housing units in accordance with the Inclusionary Housing Ordinance. The applicant shall declare and specify, for BOMA approval, how these requirements will be met.