



HISTORIC
FRANKLIN
TENNESSEE

MEMORANDUM

March 1, 2011

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator *ES*
Vernon Gerth, Assistant City Administrator for Community and Economic Development
Catherine Powers, Planning and Sustainability Director

SUBJECT: Resolution 2011-13, a resolution to approve a PUD Concept Plan for the Franklin City Hall PUD Subdivision on 4.24 acres located at 109 3rd Avenue South

Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information regarding a resolution to approve a PUD Concept Plan for the Franklin City Hall PUD Subdivision on 4.24 acres located at 109 3rd Avenue South (Resolution 2011-13).

Background

This resolution was favorably recommended onto the BOMA by the Planning Commission by a vote of 5-1 at the February 24, 2011, FMPC Meeting.

PROJECT INFORMATION	
Existing Land Use	Civic and Institutional
Proposed Land Use	Mixed Use - Civic and Institutional, Commercial, Office, Attached Residential
Existing Zoning	CI
Proposed Zoning	MX
Acreage	4.24 acres
Proposed Number of Lots	N/A
Proposed Dwelling Units	35
Proposed Nonresidential Square Footage	280,207 sq. ft.
Proposed Open Space	<i>Formal Open Space: 5,541 sq. ft. or .13 acres (rounded)</i> <i>Informal Open Space: N/A</i> <i>Total Open Space: 5,541 sq. ft. or .13 acres (rounded)</i>
Physical Characteristics	Fully built out, graded site;
Character Area Overlay/ Development Standard	CFCO-1 / Traditional
Other Applicable Overlays	HPO
Proposed Building Height	56' maximum
Minimum Landscape Surface Ratio	.30



SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Commercial	CC
<i>South</i>	Office	OR
<i>East</i>	Inst. and Residential	CC, RX
<i>West</i>	Civic and Office	CC, CI

INFRASTRUCTURE AVAILABILITY	
Water	Available;
Sewer	Available;
Reclaimed Water	N/A;

LAND USE PLAN RECOMMENDATIONS
<p>The site is located in Central Franklin Character Area, Special Area 1, which has a historic commercial character. Commercial, institutional and residential structures at a scale of 2 to 3 stories currently exist. Buildings have a strong relationship to the street frontage and are scaled to the pedestrian. The existing mix of land uses includes commercial, institutional and residential uses. Commercial uses are to be concentrated in this area to promote a vibrant downtown core while protecting the residential character of the surrounding area. Existing civic and institutional uses are encouraged to remain and future civic and institutional uses are encouraged. Significant civic institutions, such as City Hall, should be located in the area.</p> <p>The area should follow standards for traditional areas. More dense mixed-use and residential development should be allowed in the area. Buildings may be at a scale up to 3 stories. Four story buildings may be permitted pursuant to a PUD in certain circumstances. Development may be supported by surface or structured parking located to the side or rear of buildings which address the street. Such areas should be lined with buildings to diminish the appearance of parking from public view. On-street parking is encouraged.</p> <p>The existing interconnected street and sidewalk network will remain, with wider sidewalks provided as new development occurs. Open space will be minimal given the urban character of this area. Open space exists in certain areas of the downtown core to meet the needs of the area. Urban open space should consist of existing and future publicly-accessible parks and open space as well as the streetscape itself. Courtyards and outdoor plaza spaces also provide urban open space within the built environment.</p>



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PROJECT MEETS FRANKLIN'S	LAND USE PLAN:	Yes
	GREENWAY/OPEN SPACE PLAN:	N/A
	HISTORIC DISTRICT GUIDELINES:	N/A

PROJECT REVIEW

STAFF RECOMMENDATION: Favorable recommendation to the BOMA.

COMMENTS: Please see an updated Site Data Chart that is attached to this staff report. The initial acreage used was based on the acreage in the City's GIS parcel data instead of the legal description. The updated Site Data Chart reflects this change in acreage (3/100's of an acre) and will be updated on the revised plans that will be submitted prior to the BOMA meeting.

CONDITIONS OF APPROVAL:

PLANNING:

1. None;

PLANNING (LANDSCAPE):

2. The street between the residential units shall match on all sheets. The tree wells shall run the entire length of the block.

ENGINEERING:

3. None;

BUILDING AND NEIGHBORHOOD SERVICES:

4. None;

FIRE:

5. None;

PARKS:

6. None;

WATER/SEWER:

7. None;



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PROCEDURAL REQUIREMENTS:

1. The city's project identification number shall be included on all correspondence with any city department relative to this project.
2. Upon final approval by the BOMA, the applicant shall submit one (1) complete and folded set and a .pdf file of the corrected site plan to the Department of Building and Neighborhood Services. All revisions to the approved plans shall be "clouded." A response letter addressing each condition of approval shall be included with the .pdf submittal and the corrected plan.
3. Prior to the start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.

PROJECT CONSIDERATIONS:

1. At the Regulating Plan submittal stage, the Engineering Department will seek a detailed Traffic Impact Study to address site circulation, access and parking issues as well as the flow on the nearby street network. This Study will refine the trip generation projections given in this application. The Central Business District Signal Timing project already underway by RPM Transportation Consultants provides a basis for their preparation of the Traffic Impact Study.
2. The plaza on the square shall at the site plan stage be developed in such a manner to be able to contain the large portable stages that are there many times of the year during the festivals.
3. The IBC and IFC will require residential fire sprinklers in the Live/Work units adjacent to the parking garage. This needs to be considered when the building plans are submitted.

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.

Financial Impact

To be determined.

Options

Not applicable to this item.

Recommendation

Approval of the resolution.