



HISTORIC
FRANKLIN
TENNESSEE

ITEM #9
WRKS 01/24/2012

MEMORANDUM

January 10, 2012

TO: Board of Mayor and Aldermen

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

SUBJECT: Ordinance 2011-37, Amendment to the Franklin Municipal Code to Revise Section 14-202, Fees for Inspection and Re-inspections for the Planning Review Process

Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information regarding an amendment to the Municipal Code for a revision to the Fees Schedule for Plan Review, specifically to eliminate fees related to the Concept and Regulating Plans and implementing a new fee for review.

Background

In the summer of 2009, the Planning and Sustainability Department undertook a survey of similar cities to ascertain Franklin's position related to fees charged for development projects. Franklin fees were found to be low in comparison to most similar communities and the Plan Review fees were increased by the BOMA, including those fees associated with the review of Concept and Regulating Plans.

At the present time, the Concept Plan and Regulating Plan are being combined into one plan called, the Development Plan. This new Development Plan will provide the Planning Commission and the BOMA with more information than the existing Concept Plan while saving the design professionals approximately sixty (60) days in review time.

The new Development Plan will also save administrative time from the existing Concept and Regulating Plans since staff will need only one pre-application conference, will review one plan instead of two, prepare one Planning Commission staff report and one resolution for consideration. However, some of the administrative time savings will be offset by the extra level of review required for a more detailed submittal.

The Planning Commission gave a favorable recommendation of this item (8-0) at the December 15, 2011, FMPC Meeting.

Financial Impact

Not applicable to this item.

Options

The Board may choose to accept, amend or decline the proposed fee schedule.

Recommendation

Approval of the Municipal Code amendment is recommended.

ORDINANCE 2011-37

TO BE ENTITLED: "AN ORDINANCE TO AMEND SECTION 14-202 OF THE FRANKLIN MUNICIPAL CODE RELATIVE TO THE APPLICATIONS, PERMITS, INSPECTIONS AND FEES FOR INSPECTION AND REINSPECTIONS FOR THE PLANNING REVIEW PROCESS. "

WHEREAS, due to the cost of materials and labor, it is necessary to set fees for the City of Franklin, Tennessee, to be partially reimbursed for these costs; and

WHEREAS , the City of Franklin Zoning Ordinance has been amended to substitute a Development Plan for the existing Concept and Regulating Plans; and

WHEREAS, the administrative cost to process the Development Plan will be less than combined amount required for the Concept Plan and Regulating Plan; and

WHEREAS, Title 14, Chapter 2 of the Franklin Municipal Code currently references Concept and Regulating Plans; and

WHEREAS, the Board of Mayor and Aldermen of the City of Franklin, Tennessee, believes it is in the best interest of the citizens of the City to update this Section to reflect the substitution of Development Plans.

NOW, THEREFORE:

SECTION I: BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS, that Section 14-202 of the Franklin Municipal Code is hereby amended to delete the following text noted with a ~~strike through~~; to add the following text noted in **bold**; and is approved to read as follows:

"TITLE 14

* * *

CHAPTER 2

ZONING ORDINANCE

* * *

"14-202. Applications, permits and inspection fees.

(1) Applications, permits, inspections and fees for inspection and reinspections for the planning review process shall be as required below and as may be required by other local, state and federal laws.

<u>Item</u>	<u>Charge</u>
Concept Plan.....	\$400
Regulating Plan.....	\$300 plus \$0.02 per square foot of nonresidential building and \$10 per dwelling unit
Development Plan.....	\$600 plus \$0.02 per square foot of nonresidential building and \$10 per dwelling unit
Revision to a Development Plan...	\$600 plus \$0.02 per square foot of nonresidential building and \$10 per dwelling unit in the areas included in or impacted by the revision

SECTION II: BE IT FINALLY ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, that this Ordinance shall take effect from and after its passage on second and final reading, the public health, safety and welfare requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
ERIC S. STUCKEY
City Administrator/Recorder

By: _____
Ken Moore
Mayor

PLANNING COMMISSION RECOMMENDED APPROVAL: 12/15/11

PASSED FIRST READING: _____

PASSED SECOND READING: _____