

**FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT**

**NAME OF PROJECT:** Spring Creek Subdivision, site plan, section 1, revision 5, lot 3  
(Spring Creek Center, Granite City Grille and Brewery)

**LOCATION:** Southeast corner of West McEwen Drive and Mallory Lane

**PROJECT DESCRIPTION:** 3 buildings totaling 263,499 square feet on 13.87 acres (1,292 additional square feet of building from last approved plan)

**APPLICANT:** Mark Spalding, Grehsam Smith and Partners  
(mark\_spalding@gspnet.com)

**OWNER:** Steve Bowman, Drury Development Corporation  
(steve.bowman@ddcmail.com)

**PROJECT STAFF:** Emily Hunter

**TYPE OF REVIEW:** Site Plan

**RECOMMENDATION:** Approval, with conditions

PROJECT INFORMATION	
Existing Land Use	Vacant
Proposed Land Use	Commercial
Existing Zoning	GC
Proposed Zoning	N/A
Acreage	13.87
Proposed Number of Lots	N/A
Proposed Dwelling Units	N/A
Proposed Nonresidential Square Footage	263,499 (addition of 1,292 from approved plan)
Proposed Open Space	<i>Formal Open Space: 0.75 acres</i> <i>Informal Open Space: N/A</i> <i>Total Open Space: 0.75 acres</i>
Physical Characteristics	Site sits up on a hill; site has already been graded.
Character Area Overlay/ Development Standard	MECO-4/Conventional
Other Applicable Overlays	HTO
Proposed Building Height	133' max (11 stories) for hotel; other buildings proposed to be 1 story.
Minimum Landscape Surface Ratio	0.3 (Conventional Area Standard)

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Commercial	GC
<i>South</i>	Civic/Institutional	CI
<i>East</i>	Commercial	GC
<i>West</i>	R.O.W.	I-65

INFRASTRUCTURE AVAILABILITY	
<b>Water</b>	Mallory Valley Utility District;
<b>Sewer</b>	Available;
<b>Reclaimed Water</b>	Not available;

TRANSPORTATION	
<b>Site Access</b>	Access provided from Mallory Lane and West McEwen Drive;
<b>Trip Generation</b>	Not provided;

**PROJECT MEETS FRANKLIN'S**

<b>LAND USE PLAN:</b>	<b>Yes</b>
<b>GREENWAY/OPEN SPACE PLAN:</b>	<b>N/A</b>
<b>HISTORIC DISTRICT GUIDELINES:</b>	<b>N/A</b>

**PROJECT BACKGROUND:** This is a site plan revision for the proposed restaurant that it attached to the hotel. The current approved site plan was approved at the April 22, 2010 FMPC meeting.

**PROJECT REVIEW**

**STAFF RECOMMENDATION:** Approval, with conditions;

**COMMENTS:** None;

**CONDITIONS OF APPROVAL:**

**PLANNING:**

1. The heading on the cover sheet shall be revised to add the project number (2347).
2. The site data chart, title blocks, cover sheet heading, and any other applicable text shall be revised to remove "Lot 2" from the property description. This property is currently consists of a portion of Lot 3 and a remainder parcel. Lot 2 is where Kohl's is located.
3. The site data chart shall be revised to state that the minimum LSR is 0.30, not 0.10.

4. The site data chart on Sheet C0.1 shall be revised to remove the open space information (since it is listed in the adjacent open space chart) and to add the incompatible use buffer information, including location and dimension.
5. All retaining walls shall be labeled with the correct maximum height, as constructed, on Sheet C1.0. There does not appear to be a 30' wall onsite, as indicated on Sheet C1.0.
6. The clouded note on Sheet SL1 shall be revised to conclude after "...previous site plan (COF 2008)."
7. On Sheet A211, the applicant shall complete the shading and labeling for the two blank areas on the base of the building (one on the South Elevation and one on the East Elevation).
8. A final plat for both parcels shall be approved and recorded prior to the issuance of a certificate of occupancy for either the hotel or the restaurant attached to the hotel, whichever comes first, in order to clarify the limits of the subdivision and eliminate duplication of lot numbers. (Planning and BNS)

**PLANNING (LANDSCAPE):**

9. The access to MTEMC poles shall be 15' wide.
10. The Landscape performance surety amount shall be based on the approved revised plan and shall be established prior to the issuance of a building permit.

**ENGINEERING:**

11. The private manhole casting shall note "Private."
12. The applicant shall show location of detention pond outlet structures. It appears that the drainage from the pipe in the southwest corner of the site short circuits the detention pond and does not flow through a treatment train. The applicant shall provide a treatment train for this area.
13. The applicant shall provide curb cuts in-lieu of catch basins and pipes in order to allow the stormwater from the northwest parking lot (restaurant parking) to flow into the existing bioswale.
14. The applicant shall install erosion control matting between the northwest bioswale and the bottom of the detention pond in order to prevent scouring between the two BMPs.
15. The applicant shall submit water quality volume calculations using the ISD-Tool.

**BUILDING AND NEIGHBORHOOD SERVICES:**

16. A sketch of the proposed mural shall be submitted for review and approval with the building plan submittal. The proposed color palette shall also be submitted for approval. (Planning and BNS)

**FIRE:**

17. None;

**PARKS:**

18. None;

**WATER/SEWER:**

19. None;

**\*PERFORMANCE AGREEMENTS AND SURETIES:**

Landscape	\$	TBD
Signal Timings**	\$	8,000
<b>Total</b>	<b>\$</b>	<b>TBD</b>

\* The performance agreement(s) and sureties must be posted prior to the issuance of a building permit.

\*\* See Project Consideration #1 regarding the traffic signal timing study. If the applicant would like the City to perform the study, staff requests that the applicant make a payment to contribute to the cost of the signal study.

**PROCEDURAL REQUIREMENTS:**

1. The applicant shall submit two (2) complete and folded sets and a .pdf file of 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 each set of corrected plans.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.
3. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
4. Once the corrected site plan has been approved, one full-size and one 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.
5. 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 (6) full-size copies of the corrected water/sewer plans (two separate plan submittals) to the Department of Building and Neighborhood Services to be stamped and signed by city officials prior to the issuance of a grading permit and water/sewer approval, where applicable.

**\*PROJECT CONSIDERATIONS:**

1. The Engineering Department recommends that the applicant perform a traffic signal timing study upon full operation of the restaurant and hotel. It will bring the Spring Creek driveway signal into synchronization with the nearby McEwen Drive signals at Mallory Lane and at the I-65 interchange. Counts to be collected for these intersections will reflect the full operation of these businesses and will be the basis for optimizing coordinated signal timing of morning, midday, afternoon and evening conditions. Note that traffic studies performed to show warrants for installing the signal were performed prior to the opening of McEwen Drive, so these will be the initial field studies for this signal system. If the applicant would prefer that the City complete the signal timing study, staff recommends that the applicant make a payment of \$8,000 to contribute to the cost of the study (see Performance Agreements and Sureties).

2. A separate plan submittal, review and permit is required for any new proposed signage. (BNS)

\* 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.