

MINUTES

FRANKLIN CITY PLAN COMMISSION

February 18, 2014

Members Present:

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| Jim Martin | President |
| Kevin McElyea | Vice-President |
| Suzanne Findley | Member |
| Joe Abban | Member |
| Diane Gragg | Member |
| Chris Phillips | Secretary |
| Debbie Swinehamer | Member |

Members Absent:

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| Pam Ault | Member |
| Steve Davis | Member |
| Georganna Haltom | Member |
| Tim Holmes | Member |

Others Present:

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| Joanna Myers | Senior Planner |
| Lynn Gray | Legal Counsel |
| Jaime Shilts | Recording Secretary |
| Travis Underhill | City Engineer |

Call to Order:

Jim Martin called the meeting to order at 7:00 p.m.

Election of Officers:

Chris Phillips made a motion to nominate Jim Martin as President. Diane Gragg seconded the motion.

Suzanne Findley made a motion to close the nominations. Chris Phillips seconded the motion. The motion passed.

Jim Martin was elected President.

Chris Phillips made a motion to nominate Debbie Swinehamer as Vice-President. Diane Gragg seconded the motion. Ms. Swinehamer declined. The motions were withdrawn.

Chris Phillips made a motion to nominate Kevin McElyea as Vice-President. Suzanne Findley seconded the motion. The motion passed.

Kevin McElyea was elected Vice-President.

Suzanne Findley made a motion to nominate Chris Phillips as Secretary. Debbie Swinehamer seconded the motion. The motion passed.

Chris Phillips was elected Secretary.

Appointment of Legal Counsel:

Kevin McElyea made a motion to appoint Lynn Gray as Legal Counsel. Suzanne Findley seconded the motion. The motion passed.

Approval of Minutes:

Diane Gragg made a motion to approve the December 17, 2013 minutes as presented. Joe Abban seconded the motion. The motion passed.

Swearing In:

En masse, Ms. Gray swore in all individuals in the audience who were going to be presenting testimony.

Reports of Officers and Committees:

Joanna Myers stated the last Technical Review Committee was held on January 30, 2014. The two items heard at the meeting are being heard tonight.

Old Business:

None.

New Business:

PC 2014-01 (PUD-Detailed Plan) & PC 2014-02 (PP): Homesteads at Hillview:

Ms. Myers stated that staff would recommend hearing both cases for Homesteads at Hillview at the same time. She stated there are 11 waivers being requested. One waiver, relating to double frontage lots (Article 6.3(C)(2)(c)), is being withdrawn by the petitioner as the requirements will be met with the mounding or proposed trees.

William Hall, CrossRoad Engineers, stated they are requesting approval of the Detailed PUD plan and the primary plat and waivers for the Homesteads at Hillview project. He stated the PUD Concept Plan was heard by the Plan Commission in 2013. He stated the project is located adjacent to the Hillview Country Club, at the southeast corner of Upper Shelbyville Road and Eastview Drive. They are proposing to create a single family residential development of varying densities.

Mr. Hall stated the current zoning is RS-1, Residential: Suburban One and they would like to change the zoning to PUD. He stated the property to the west is zoned Institutional, with Industrial and Residential to the north, and Residential to the east and south. He stated the property is surrounded by residential and a golf course to the east, fields to the north, schools to the west, and multi-family and fields to the south.

Mr. Hall stated there will be 145 lots on the 80 acre tract, with two entrances, one off of Upper Shelbyville Road and one off of Eastview Drive. The subdivision will create a new entrance for the country club through the development. The proposed land uses will be single family and golf course. He stated all parking will conform to the City of Franklin parking standards.

Mr. Hall stated that storm water detention and water quality standards will be met and achieved by use of four detention ponds. There will be four neighborhood marker posts. He stated the street signage and lighting will be decorative in nature.

Mr. Hall stated the PUD will be comprised of three sections. The first, Village Green, will have 12 acres and 33 lots. The Homestead section will have 52 acres and 89 lots. The Preserve section is made up of 16 acres and 23 lots. They are proposing over 20 acres total of open space within the subdivision.

Mr. Hall stated the first phase will include the entire Village Green section, 16 lots within the Homestead section and a connection of Meadowbrook Lane to Upper Shelbyville Road. Detention pond #1 and all associated street and utility infrastructure would be completed as well. He stated the second phase will include the remainder of the Homestead section, Homestead Boulevard, a connection to Eastview Drive and all associated street and utility infrastructure. Phase three will finish off the subdivision.

Mr. Hall stated there is a 15 foot buffer yard to be provided along Upper Shelbyville Road and Eastview Drive for the double frontage lots. All buffer yard tree plantings will be consistent with the current requirements outlined in the City of Franklin Zoning Ordinance and will be made part of the PUD standards. He stated that each lot will have tree and shrub landscaping requirements.

Mr. Hall stated the Village Green section will have a minimum building area of 1,700 sq. ft. for a ranch home and 2,000 sq. ft. for a multi-story home. The lot sizes will be a minimum of 8,420 sq. ft., 20 feet minimum for the front yard setbacks, 5 feet for side yard setbacks, and 15 feet for rear yard setback and the maximum lot coverage will be 67%.

Mr. Hall stated the Homestead section will have a minimum building area of 1,800 sq. ft. for a ranch home and 2,200 sq. ft. for a multi-story home. The lot sizes will be a minimum of 13,000 sq. ft, 20 feet minimum for the front yard setbacks, 10 feet for side yard setbacks, and 25 feet for rear yard setback and the maximum lot coverage will be 60%.

Mr. Hall stated the Preserve section will have a minimum building area of 1,800 sq. ft. for a ranch home and 2,200 sq. ft. for a multi-story home. The lot sizes will be a minimum of 14,500 sq. ft., 20 feet minimum for the front yard setbacks, 10 feet for side yard setbacks, and 25 feet for rear yard setback and the maximum lot coverage will be 60%.

Mr. Hall stated that most detached accessory structures will not be permitted. Exceptions will include pools, pool houses and landscape features. He stated that exterior materials for the homes will include brick, stone, and hardiplank siding. He stated written covenants have been included in the PUD documents.

Mr. Hall stated the utility plan includes a layout for the storm and sanitary sewers and water main facilities. He stated the easements have been set for the lots and drainage.

Waiver from Double Frontage Lots: Section C – Double Frontage Lots Item 2.b (Art.6.3(C)(2)(b)):

Mr. Hall stated they are proposing to plant 1 tree per every 25 feet of boundary.

Mr. Hall stated the public welfare would not be impacted.

Mr. Hall stated the adjacent property would not be harmed. The intent of the ordinance is being met. The proposed plantings are in accordance with buffer yard planning requirements.

Mr. Hall stated the unique conditions include the presence of double frontage lots, and a 15 ft. wide common area. They are planning on planting 1 tree per 30 feet of boundary.

Mr. Hall stated the physical conditions of the property create a hardship due to the tree spacing being insufficient for large canopy trees.

Mr. Hall stated the project will not affect the comprehensive plan as it does not affect the land use, public infrastructure or planning of any future adjacent areas.

Waiver from Block Standards: Section A – Block Dimensions- Item 1 and 2 (Art.6.4(A)(1)&(2)):

Mr. Hall stated that due to the nature of the development the geometry of the property and configuration of the layout of the site, the requirements cannot be satisfied for the entire development.

Mr. Hall stated the public welfare will not be affected as there is adequate resident and emergency vehicle access provided.

Mr. Hall stated the adjacent property will not be harmed as the proposed block layout parallels the layout of similar adjacent developments.

Mr. Hall stated the unique conditions of the property include the location of the project and nature of the development.

Mr. Hall stated the physical conditions create a hardship due to the geometry of the property.

Mr. Hall stated the comprehensive plan will not be affected as it allows a development that is consistent with Large-Lot Suburban Residential Developments that are identified for this area.

Waiver from Cul-de-Sac Standards: Section B – Design Req. – Item 3 and 5 (Art.6.8(B)(3)&(5))

Mr. Hall stated that it has been requested by the City of Franklin that Foxview Court be extended long enough to allow for a possible future connection to Putter Drive, which is in the Paris Estates subdivision. He stated to do that, they exceed the 500 feet requirement. They are also requesting a waiver of the landscape islands in the cul-de-sacs as they hinder accessibility of emergency vehicles.

Mr. Hall stated the public welfare will not be affected as there will be increased residential and emergency vehicle maneuverability. There is a possible future connection to Putter Drive.

Mr. Hall stated the adjacent property will not be harmed as elimination of cul-de-sac islands is consistent with existing conditions within the City of Franklin.

Mr. Hall stated the unique condition of the property is due to the existing location of Putter Drive termination.

Mr. Hall stated the physical conditions create a hardship due to physical barrier caused by landscape islands, and connectivity to Putter Drive.

Mr. Hall stated the comprehensive plan will not be affected as there will be no negative impact to the land use, public infrastructure or planning of any future adjacent areas.

Waiver from Sidewalk and Trail Standards: Section A – General Sidewalk Req. – Item 1 (Art.6.10(A)(1)):

Mr. Hall stated they are requesting a waiver on the basis that there are no lots along the frontage of either boulevard street within the development. They are also proposing to put sidewalks on only one side of the boulevard streets for the limits of the boulevard section. All remaining sections will have sidewalks on both sides of the street.

Mr. Hall stated the public welfare will not be affected as there will be no residences gaining access from the boulevard streets into the development. There will be localized points of pedestrian access.

Mr. Hall stated the adjacent property will not be harmed as the pedestrian connectivity to adjacent properties is maintained.

Mr. Hall stated the unique conditions of the property include local streets, in which no residences gain access from the local street, is unique and generally does not apply to other developments.

Mr. Hall stated the physical conditions include increased green space at the entrance to the development.

Mr. Hall stated the comprehensive plan will not be affected as pedestrian connectivity is maintained, and there is no negative impact to the land use, public infrastructure or planning of any future adjacent areas.

Waiver from Easement Standards: Section C.1.c – Perimeter Utility Easements – (Art.6.14(C)(1)(c)):

Mr. Hall stated they are requesting a waiver on the basis that not all lots within the development will directly adjoin the perimeter of the subdivision. They are instead proposing that the 20 foot easement run along all rear yards of the lots.

Mr. Hall stated the public welfare will not be affected as it will allow all lots to be served with utilities from the rear lot line, instead of only lots that directly adjoin a subdivision boundary line.

Mr. Hall stated the adjacent property will not be affected as the intent of the ordinance is being met. There is no negative impact to the reasonable use and development of other properties.

Mr. Hall stated the unique conditions of the property are that not all lots adjoin the subdivision boundary lines, and there is a large amount of common areas within the development adjoining the boundary of the subdivision.

Mr. Hall stated the physical conditions create a hardship due to serving all lots with utilities from the perimeter of the subdivision, and disturbance of the golf course use and other open space areas.

Mr. Hall stated the comprehensive plan will not be affected as there is no negative impact to the land use, public infrastructure or planning of any future adjacent areas.

Waiver from Street Tree Standards: Section A – General Req. – (Art.6.15(A)):

Mr. Hall stated they are requesting the waiver due to existing overhead utility facilities, open ditches, existing sanitary sewer mains, existing water mains and existing and proposed asphalt paths that will be located along Eastview Drive and along Upper Shelbyville Road. He stated all of the items mentioned will conflict with street tree plantings along the two roads. Both of the frontages will be heavily planted with frontage landscaping. The plantings will meet the requirements of the ordinance to meet the street tree feel.

Mr. Hall stated the public welfare will not be affected as there will be protection of existing utility infrastructure and asphalt paths.

Mr. Hall stated the adjacent property will not be affected as there are proposed double frontage tree plantings.

Mr. Hall stated the unique conditions of the property include the presence of existing utilities and asphalt paths, and proposed double frontage tree plantings.

Mr. Hall stated the physical conditions are affected as a hardship is created by preservation of existing utilities, ditches, paths and proposed double frontage tree planting areas.

Mr. Hall stated the comprehensive plan will not be affected as there is no negative impact to the land use, public infrastructure or planning of any future adjacent areas.

Waiver from Street Tree Standards: Section A – General Req. – (Art.6.15(A)(1)&(B)):

Mr. Hall stated they are requesting the waiver due to the location of the proposed underground utility facilities within and adjacent to the local street right-of-ways and the sidewalks. They would like all of the street trees to be integrated with the additional lot landscaping they are creating with each lot. He stated they would like to move the trees back into the utility easement as much as possible.

Mr. Hall stated the public welfare will not be affected as they will limit possible damage to required utility infrastructure as street trees mature.

Mr. Hall stated the adjacent property will not be affected as the intent of the ordinance is being met, while the increased front and side yard landscaping will exceed the minimum standards from the ordinance.

Mr. Hall stated the unique conditions of the property include limited space for tree growth and maturity, and proposed landscaping exceeding minimum standards.

Mr. Hall stated the physical conditions are affected as a hardship is created by location of proposed sidewalk and utilities within the allowable tree planting areas.

Mr. Hall stated the comprehensive plan will not be affected as it preserves the intent of the street tree ordinance, and has no negative impact to the land use, public infrastructure or planning of any future adjacent areas.

Allen Paris, 4001 E CR 100 N, questioned if the utility easement would be at the back of his property. Mr. Hall stated it would be. Mr. Paris stated there is a 20 foot easement on the east side of his property and people trespass all the time. He stated that is why he requested a fence and wants to know if a fence will be put up on the west side of his yard. Mr. Paris also questioned if they were planning on doing something on Putter Drive. Mr. Hall stated they were not doing anything on Putter Drive at this time.

Ms. Myers stated the placement of the sidewalks and trails are adjacent to the right-of-way. She stated there is not a trail that circles the development. Mr. Phillips questioned if Mr. Paris would allow a road across his property. Mr. Paris stated he would not. Mr. Paris stated he also has flooding damage. Mr. Hall stated they will be handling all onsite and offsite drainage. He stated they won't discharge anything onto his property. Mr. Phillips questioned if the fence would be constructed. Mr. Hall stated that was not going to be addressed at this time. Mr. Hall stated they will discharge less water than is discharging now.

Action taken on PC 2014-01 (PUD-Detailed Plan): Homesteads at Hillview:

Kevin McElyea made a motion to forward a favorable recommendation to City Council. Joe Abban seconded the motion. Debbie Swinehamer-yes, Diane Gragg-yes, Kevin McElyea-yes, Joe Abban-yes, Suzanne Findley-yes, Jim Martin-yes, Chris Phillips-no. The motion carried 6-1.

Action taken on PC 2014-02 (PP): Homesteads at Hillview:

Waiver from Street Tree Standards: Section A – General Req. – Art.6.15(A):

Ms. Myers stated staff recommends approval with the following conditions:

1. 2 Deciduous trees to be located a maximum of 10 ft. from the right-of-way on each lot.
2. Trees to be consistent with Permitted Street Trees table of the Subdivision Control Ordinance.

Joe Abban made a motion to approve the waiver as presented with the stated conditions. Kevin McElyea seconded the motion. The motion carried.

Waiver from Street Tree Standards: Section A – General Req. – Art.6.15(A)(1):

Ms. Myers stated staff recommends approval with the following conditions:

1. 2 Deciduous trees to be located a maximum of 10 ft. from the right-of-way on each lot.
2. Trees to be consistent with Permitted Street Trees table of the Subdivision Control Ordinance.

Joe Abban made a motion to approve the waiver with the stated conditions. Debbie Swinehamer seconded the motion. The motion carried.

Waiver from Double Frontage Lots: Section C – Double Frontage Lots Item 2.b (Art.6.3(C)(2)(b)):

Joe Abban made a motion to approve the waiver as presented. Kevin McElyea seconded the motion. The motion carried.

Waiver from Block Standards: Section A – Block Dimensions- Item 1 and 2 Art.6.4(A)(1)&(2):

Kevin McElyea made a motion to approve the waivers as presented. Joe Abban seconded the motion. Debbie Swinehamer-yes, Diane Gragg-yes, Kevin McElyea-yes, Joe Abban-yes, Suzanne Findley-yes, Jim Martin-yes, Chris Phillips-no.

The motion carried 6-1.

Waiver from Cul-de-Sac standards: Section B – Design Req. – Item 3 and 5 Art.6.8(B)(3)&(5):

Joe Abban made a motion to approve the waivers as presented. Debbie Swinehamer seconded the motion. Debbie Swinehamer-yes, Diane Gragg-yes, Kevin McElyea-yes, Joe Abban-yes, Suzanne Findley-yes, Jim Martin-yes, Chris Phillips-no.

The motion carried 6-1.

Waiver from Sidewalk and Trail Standards: Section A – General Sidewalk Req. – Item 1 Art.6.10(A)(1):

Joe Abban made a motion to approve the waiver as presented. Diane Gragg seconded the motion.

Debbie Swinehamer-no, Suzanne Findley-no, Chris Phillips-yes, Kevin McElyea-no, Diane Gragg-yes, Joe Abban-yes, Jim Martin-yes.

The motion failed. Mr. Hall withdrew the waiver request from Article 6.10(A)(1).

Waiver from Easement Standards: Section C.1.c – Perimeter Utility Easements – Art.6.14(C)(1)(c):

Debbie Swinehamer made a motion to approve the waiver as presented. Kevin McElyea seconded the motion.

Debbie Swinehamer-yes, Diane Gragg-yes, Kevin McElyea-yes, Joe Abban-yes, Suzanne Findley-yes, Jim Martin-yes, Chris Phillips-no.

The motion carried 6-1.

Staff recommends approval of the primary plat with the following conditions:

1. Subject to the development standards outlined in the PUD Ordinance associated with PC 2014-01 adopted by the City Council.
2. Lot numbers to be consecutive within each phase.
3. A 20 ft. drainage easement be provided from top of bank of all ponds or the common areas to be identified as drainage easements (D.E.)
4. Provide an ingress/egress easement on the plans and provide a maintenance agreement for the access drive to the golf course.

Joe Abban made a motion to approve the petition with the following conditions:

1. Subject to the development standards outlined in the PUD Ordinance associated with PC 2014-01 adopted by the City Council.
2. Lot numbers to be consecutive within each phase.
3. A 20 ft. drainage easement be provided from top of bank of all ponds or the common areas to be identified as drainage easements (D.E.)
4. Provide an ingress/egress easement on the plans and provide a maintenance agreement for the access drive to the golf course

Diane Gragg seconded the motion.

Debbie Swinehamer-yes, Diane Gragg-yes, Kevin McElyea-yes, Joe Abban-yes, Suzanne Findley-yes, Jim Martin-yes, Chris Phillips-no.

The motion carried 6-1.

Other Business:

None.

Adjournment:

There being no further business, the meeting was adjourned.

Respectfully submitted this 15th day of April, 2014.

Jim Martin
President

Chris Phillips
Secretary