

The Links at Franklin

MultiPro, LLC

Development Standards  
Variance Requests

Case ZB2021-06

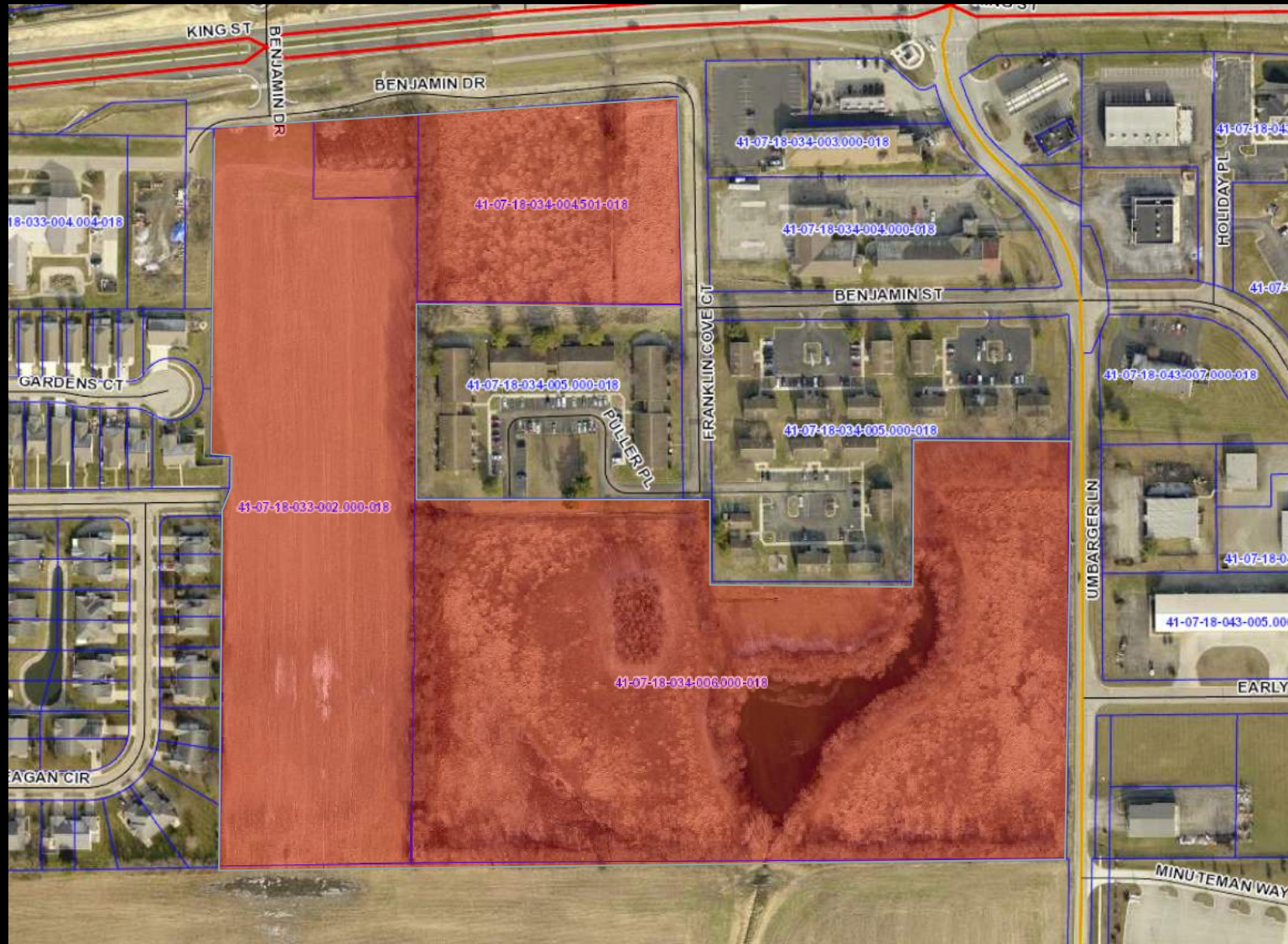
SW Corner of King Street and Umbarger Lane

# Vicinity Map

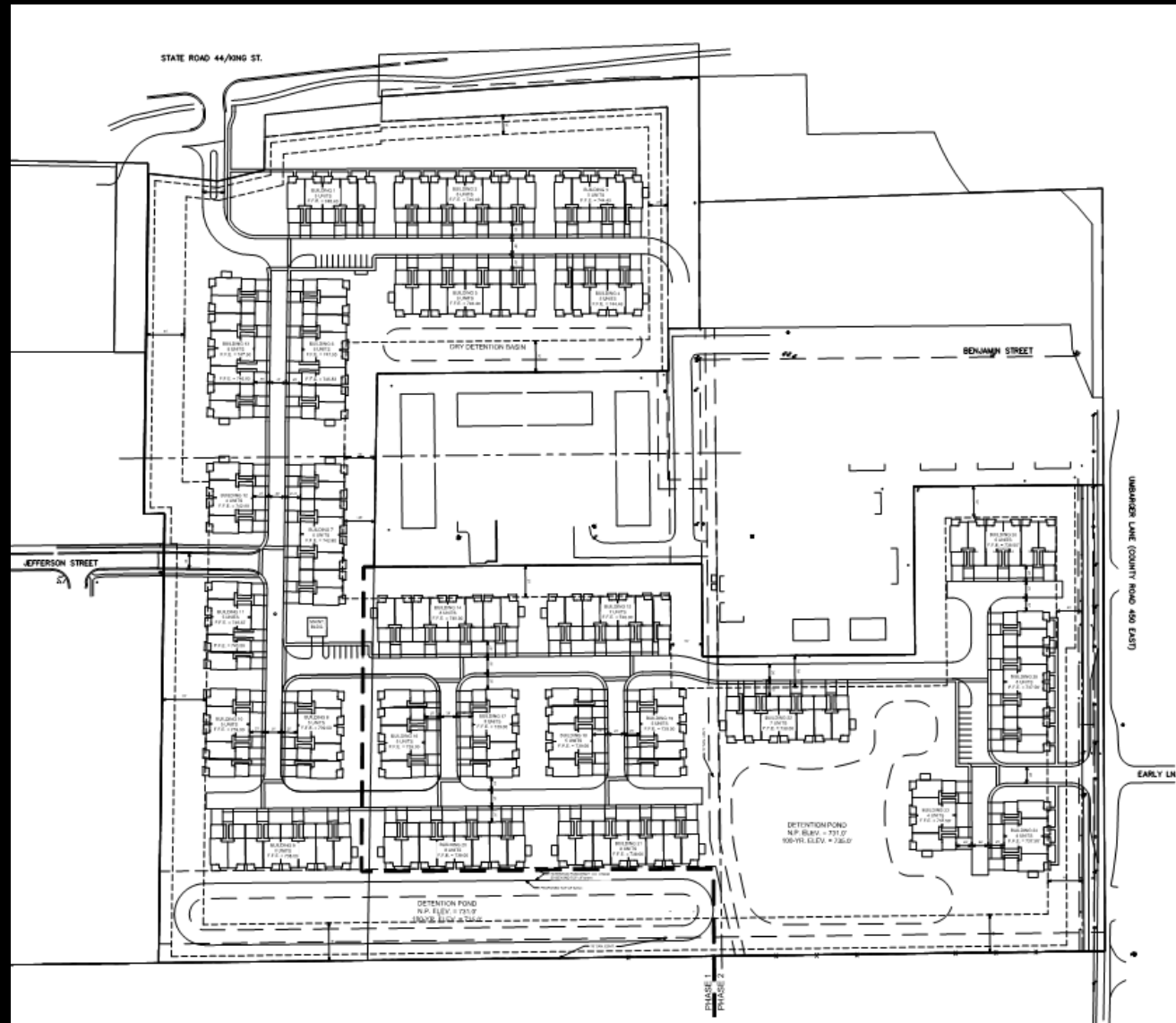




# Site Aerial



# Proposed Site Plan



# Variance Request #1

- Article 3, Chapter 14, Lot Standards
- Reduced side yard setback from 50 feet to 45 feet.
- This variance is requested for Building 7 only. All other proposed buildings meet the setback requirements.
- Building 7 is located adjacent to the Franklin Cove Apartment property to the east. Those adjacent buildings are located approximately 40 feet from the same property line.

## C. Lot Standards

### Minimum Lot Area

- 2,000 square feet per dwelling unit (with a minimum of 8,000 square feet if fewer than 5 units)

### Maximum Lot Area

- not applicable

### Minimum Lot Width

(measured at front setback/build-to line)

- 50 feet

### Maximum Lot Depth

- not applicable

### Maximum Lot Coverage

(including all hard surfaces)

- 65%

### Min. Front Yard Primary Struct. Setback\*

(measured from street right-of-way)

- 50 feet when adjacent to an Arterial Street
- 30 feet when adjacent to a Collector Street
- 20 feet when adjacent to a Local Street

### Min. Side Yard Primary Struct. Setback\*

(measured from adjacent property line)

- 8 feet - for a duplex structure
- 50 feet - for all other structures

### Min. Rear Yard Primary Struct. Setback

(measured from rear property line)

- 20 feet - for a duplex structure
- 50 feet - for all other structures

### Minimum Living Area per Dwelling (for primary structures)

- 1,000 square feet - for a duplex structure
- 650 square feet - for all other structures

### Minimum Ground Floor Living Area (for primary structures)

- not applicable

### Maximum Primary Structures per Lot

- not applicable

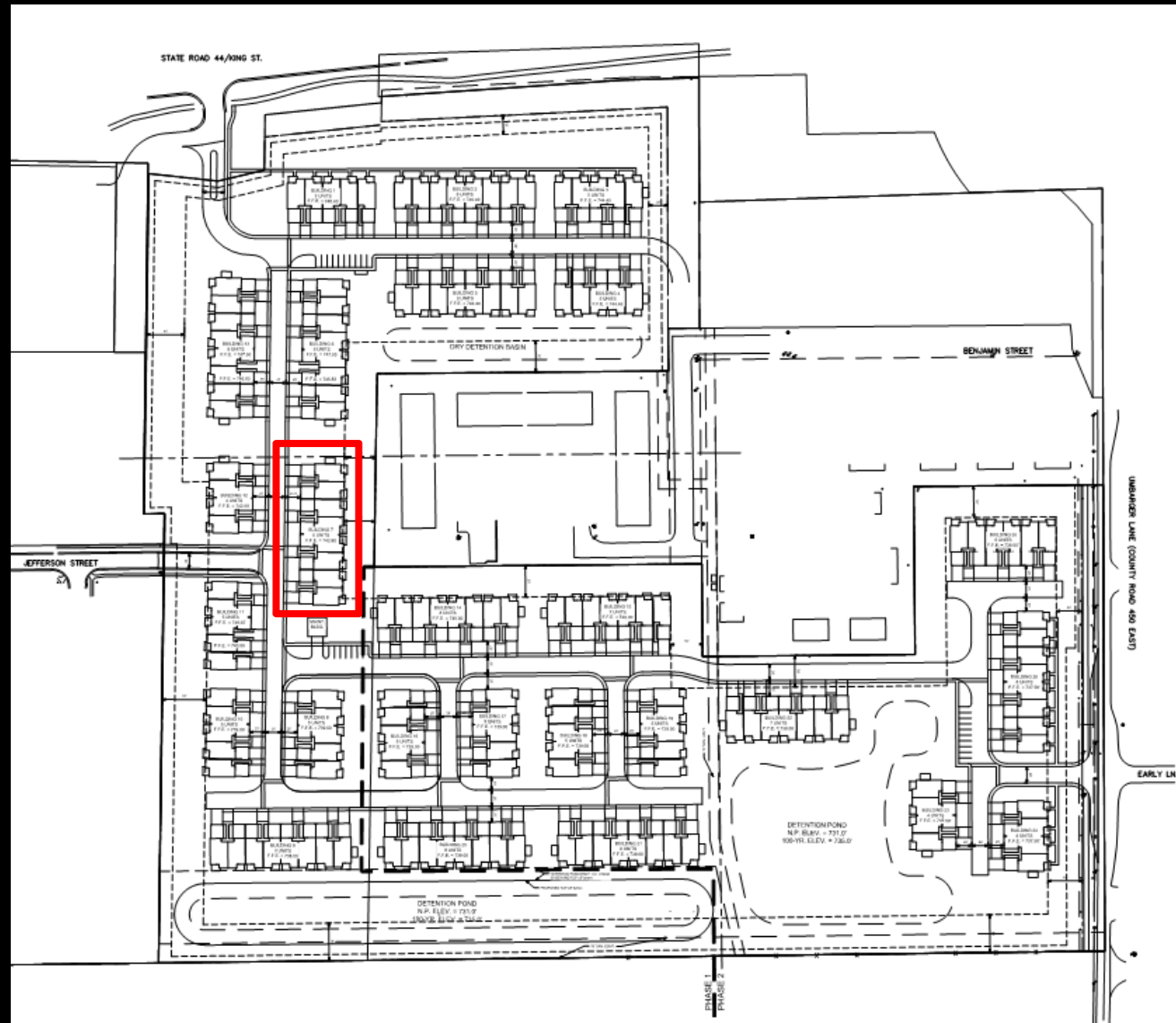
### Maximum Height

(for primary structures)

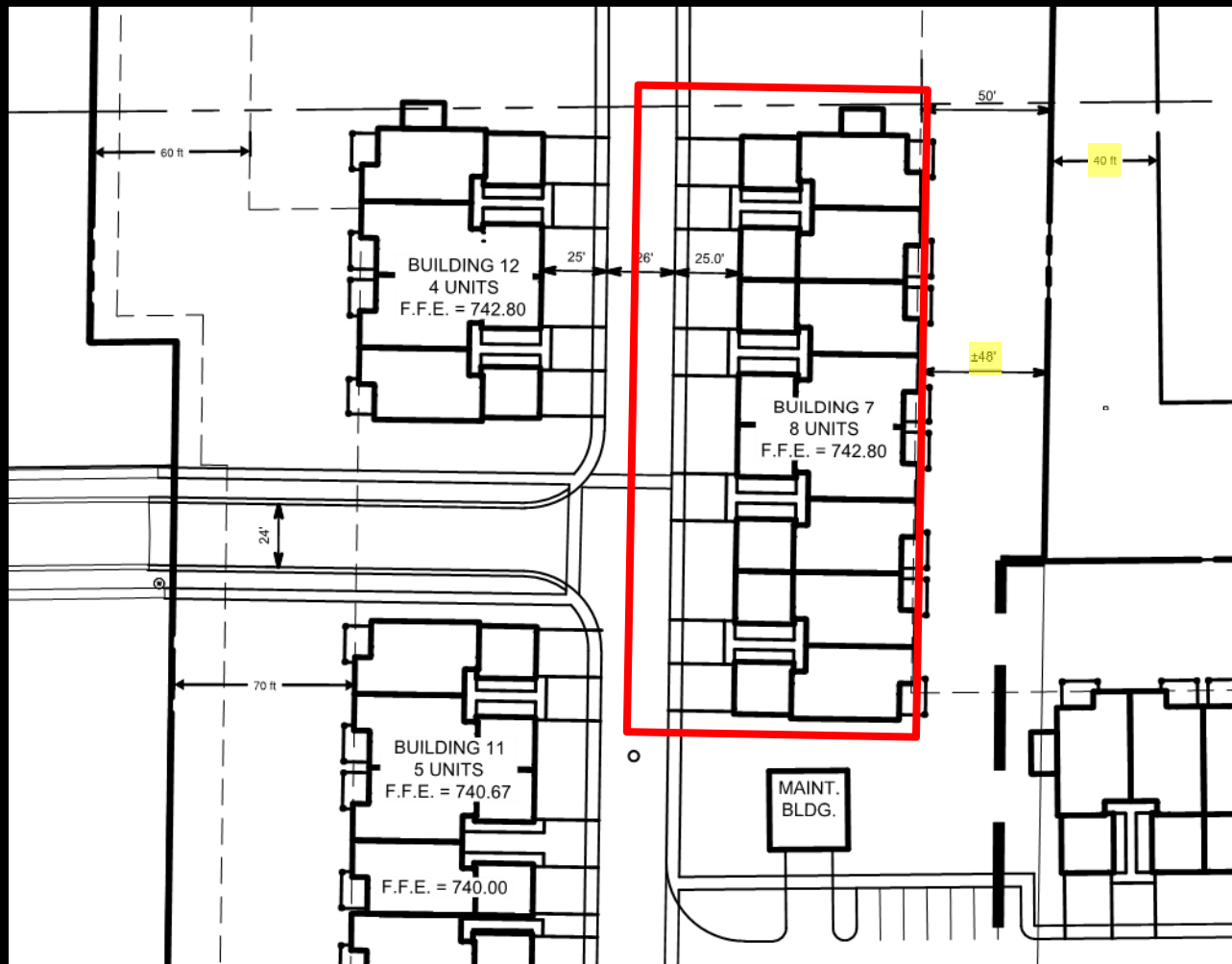
- 48 feet
- See Chapter 7.14, for telecommunications facility height requirements

\* no garage vehicle entrance from a street or alley shall have a setback of less than 20 feet (to allow for off-street parking between the sidewalk and garage door)

# Variance Request #1



# Variance Request #1



# Variance Request #2

- Article 5, Chapter 4, Gateway Overlay Standards
- To be permitted to have the main entrance to a primary structure(s) to be located on the façade wall that does not front a public street.
- Internal streets are proposed to be private.
- This variance is requested for all proposed buildings/units.

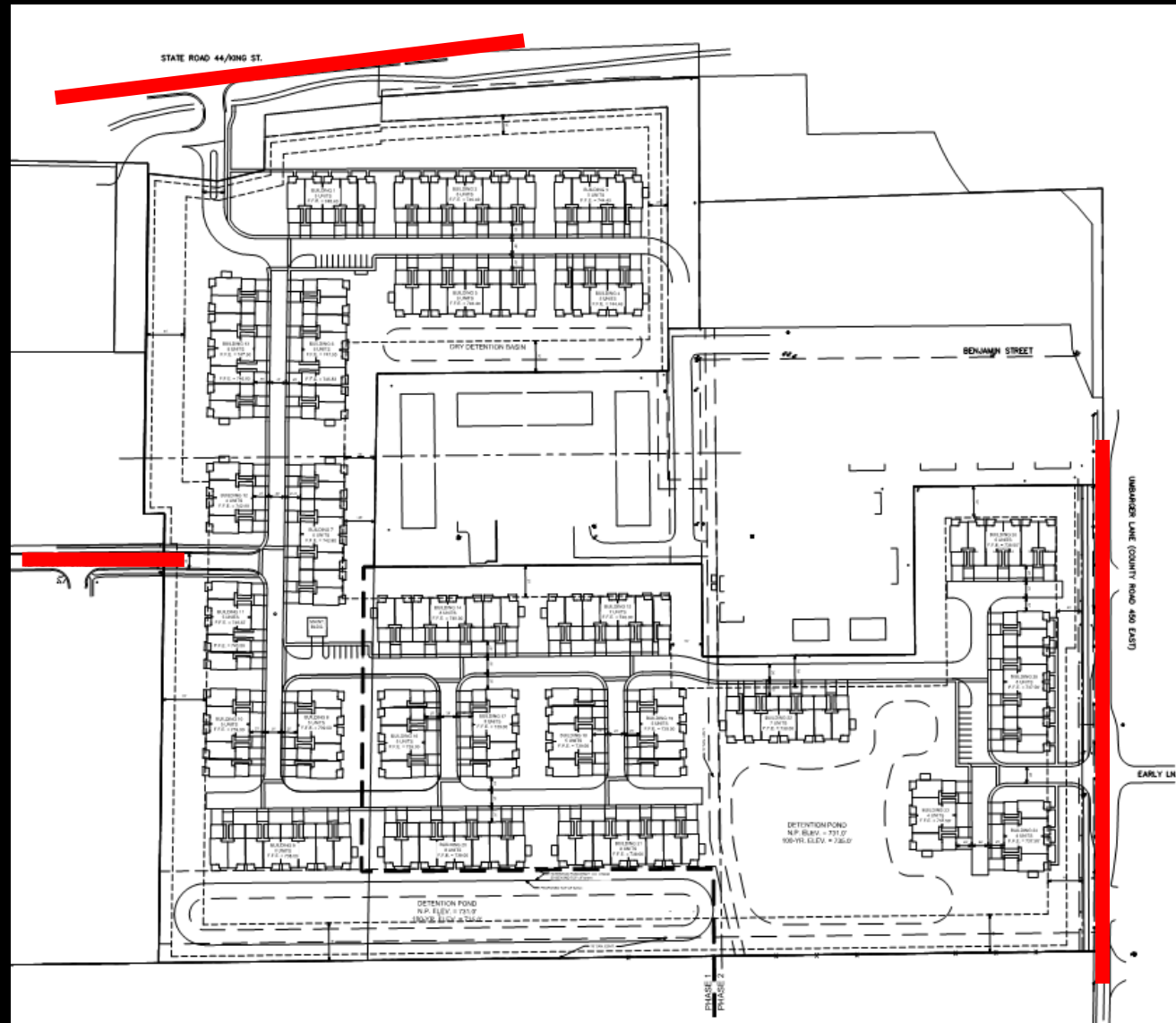
5

## 5.4 Gateway (GW-OL)

- d. *Main Entrance:* The main entrance to the primary structure shall be located on the facade wall that fronts on a public street. If the structure fronts on 2 or more public streets, the main entrance shall be located on the facade wall that fronts on the street with the highest Thoroughfare Plan classification.



# Variance Request #2



# Variance Request #3

- Article 7, Chapter 17, Buffering & Screening Standards
- To allow a modification to the required Buffer Yard Type 1 along the south property boundary line.
- Type 1 buffer required when RM abuts RT-1 zoning.
- A Type 1 buffer yard is a minimum setback of 10 feet in addition to the side yard setback with 1 broad-leaf deciduous canopy tree every 30 feet.
- Existing south property line has an existing sanitary sewer easement and proposed drainage easement.
- Propose that 50% of the trees for the Level 1 buffer yard at the south property line are shifted to the yard along the western property line, adjacent to the homes along Regan Circle.

## 7.17 Buffering & Screening Standards

### General Buffering & Screening Standards

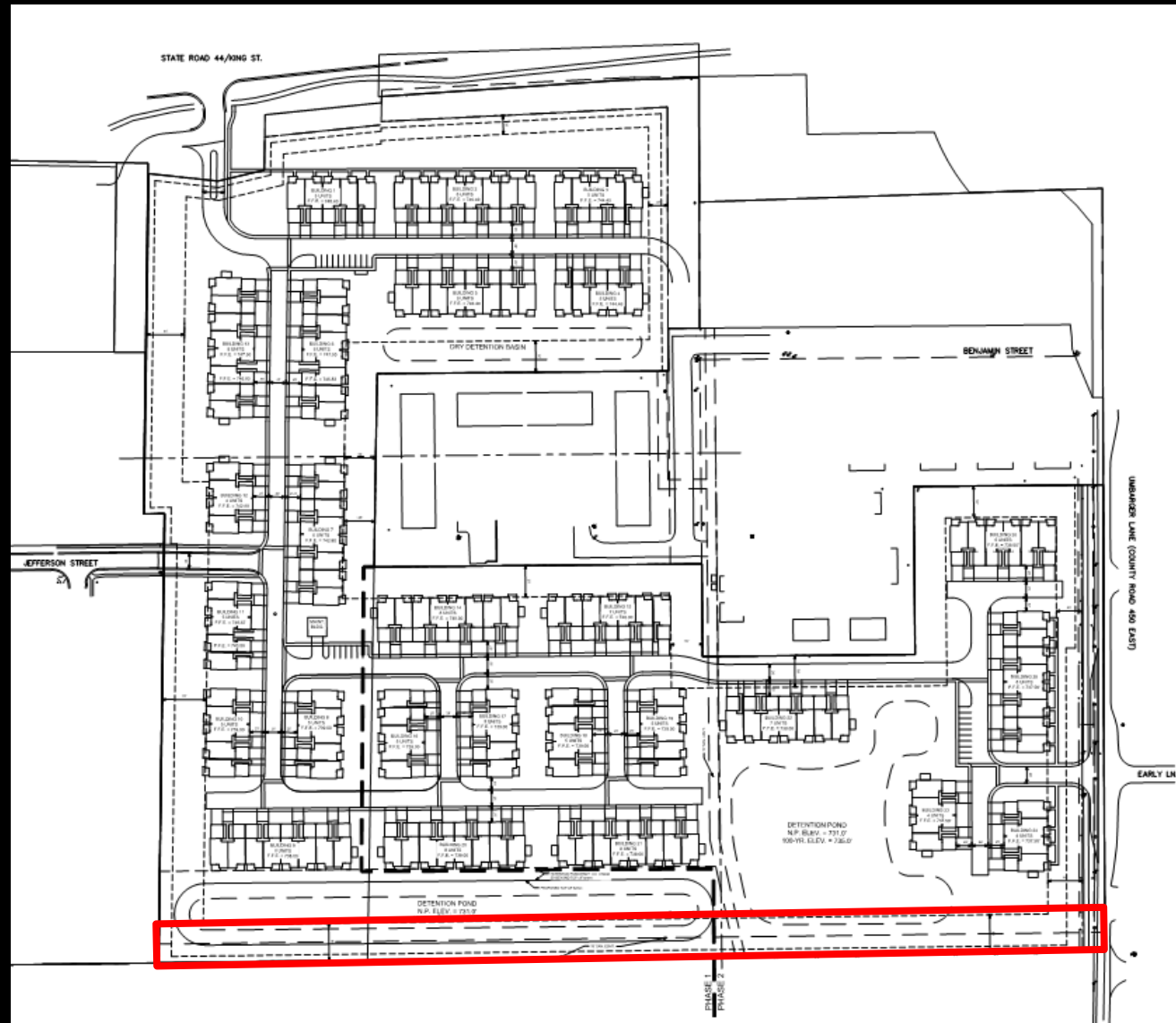
**A. Buffer Yard Requirements:** The Buffer Yard Requirements table describes the type of buffer yard that shall be installed. The required buffer yards shall meet the following minimum standards:

1. **Buffer Yard Type 1:** Buffer yard type 1 shall include a minimum setback of 10 feet in addition to the yard setback otherwise required by this Ordinance. In addition, 1 broad-leaf deciduous canopy tree must be planted in the buffer yard for every 30 feet of boundary between the subject and adjoining properties.

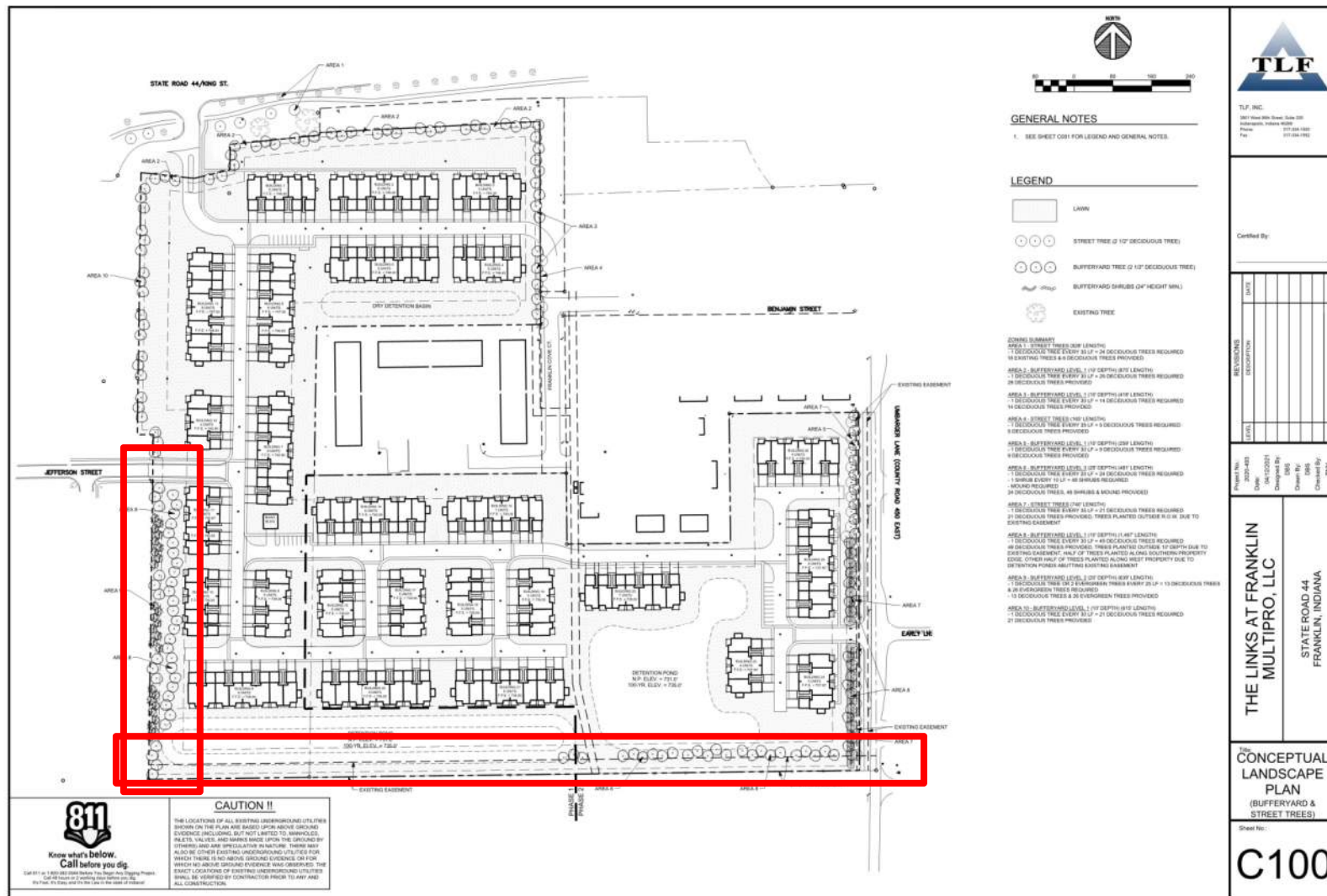
## Buffer Yard Requirements

The Buffer Yard type indicated on the table below shall be provided on the subject property when...																
...the zoning for the subject property is...	...and adjoining property is zoned:															
	A	RR	RSN	RS-1,2,3	RTN	RT-1,2,3	RM	RMH	MXD	MXN	MXC	MXR	IN	IBD	IL	IG
A			1	1	1	1	1	1			1	1	1			
RR				1	1	1	2	2		2	2	2	2	3	3	3
RSN	1			1		1	2	2		2	2	2	2	3	3	3
RS-1, 2, 3	1	1	1		1	1	2	2		2	2	2	2	3	3	3
RTN	1	1	1	1			1	2		1	2	2	1	3	3	3
RT-1, 2, 3	1	1	1	1	1		1	2		1	2	2	1	3	3	3
RM	1	2	2	2	1	1		2			1	1		3	3	3
RMH	1	2	2	2	2	2	2			2	2	2	2	3	3	3
MXD														2	2	2
MXN		2	2	2	1	1		2						2	2	2
MXC	1	2	2	2	2	2	1	2						2	2	2
MXR	1	2	2	2	2	2	1	2						2	2	2
IN	1	2	2	2	1	1		2						2	2	2
IBD		3	3	3	3	3	3	3	2	2	2	2	2			
IL		3	3	3	3	3	3	3	2	2	2	2	2			
IG		3	3	3	3	3	3	3	2	2	2	2	2			

# Variance Request #3



# Variance Request #3



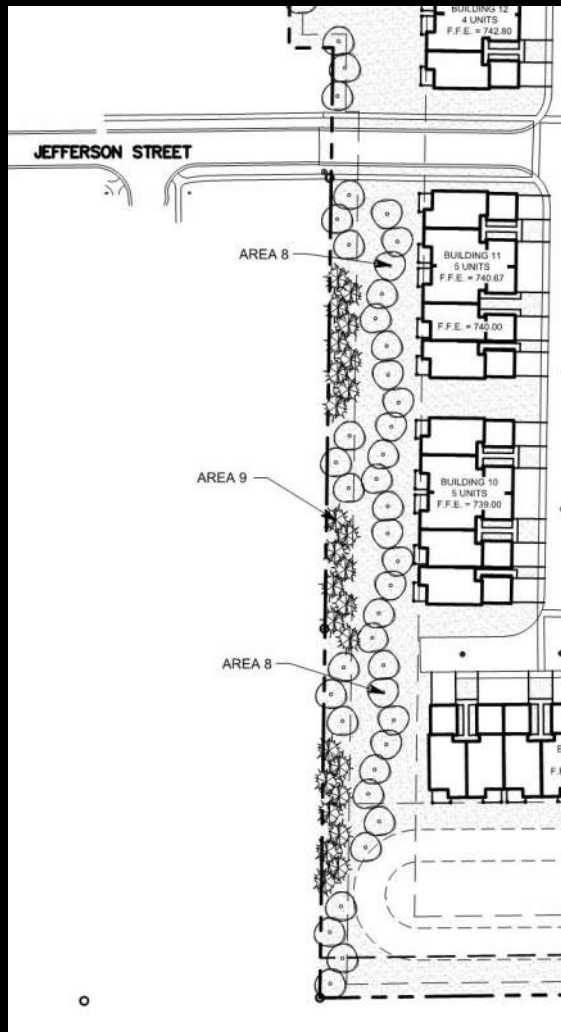
# Variance Request #3



Buildings 9, 20, and 21 are approximately 150' north of south property line



# Variance Request #3



West Property Line

Final landscape plan may substitute deciduous trees with evergreen conifers.

1 deciduous tree = 2 evergreens

## LEGEND

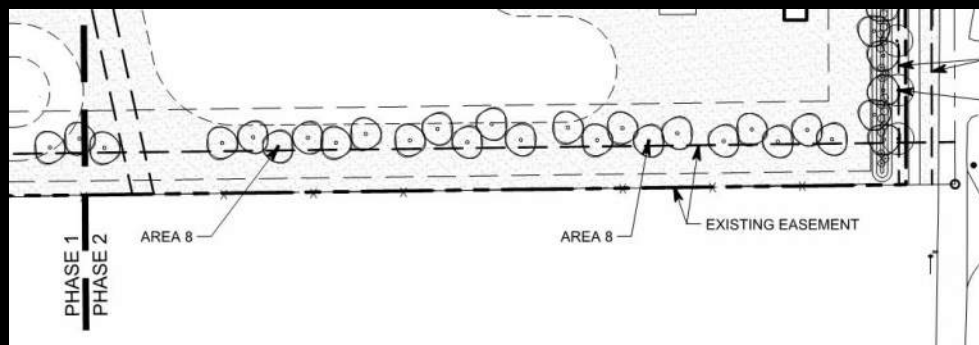
	LAWN
	STREET TREE (2 1/2" DECIDUOUS TREE)
	BUFFERYARD TREE (2 1/2" DECIDUOUS TREE)
	BUFFERYARD EVERGREEN TREE (6' HT.)
	BUFFERYARD SHRUBS (24" HEIGHT MIN.)
	EXISTING TREE

### AREA 8 - BUFFERYARD LEVEL 1 (10' DEPTH) (1,467' LENGTH)

- 1 DECIDUOUS TREE EVERY 30 LF = 49 DECIDUOUS TREES REQUIRED  
49 DECIDUOUS TREES PROVIDED, TREES PLANTED OUTSIDE 10' DEPTH DUE TO EXISTING EASEMENT, HALF OF TREES PLANTED ALONG SOUTHERN PROPERTY EDGE, OTHER HALF OF TREES PLANTED ALONG WEST PROPERTY DUE TO DETENTION PONDS ABUTTING EXISTING EASEMENT

### AREA 9 - BUFFERYARD LEVEL 2 (20' DEPTH) (639' LENGTH)

- 1 DECIDUOUS TREE OR 2 EVERGREEN TREES EVERY 25 LF = 13 DECIDUOUS TREES & 26 EVERGREEN TREES REQUIRED  
- 13 DECIDUOUS TREES & 26 EVERGREEN TREES PROVIDED



South Property Line

# Variance Request #3



South Property Line – portions of existing tree line may be preserved if possible/good condition

# Criteria for Decisions Development Standards Variances

1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.
3. Practical Difficulty: The strict application of the terms of the ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

# Variance Request #1: Side Yard Setback

## 1. General Welfare:

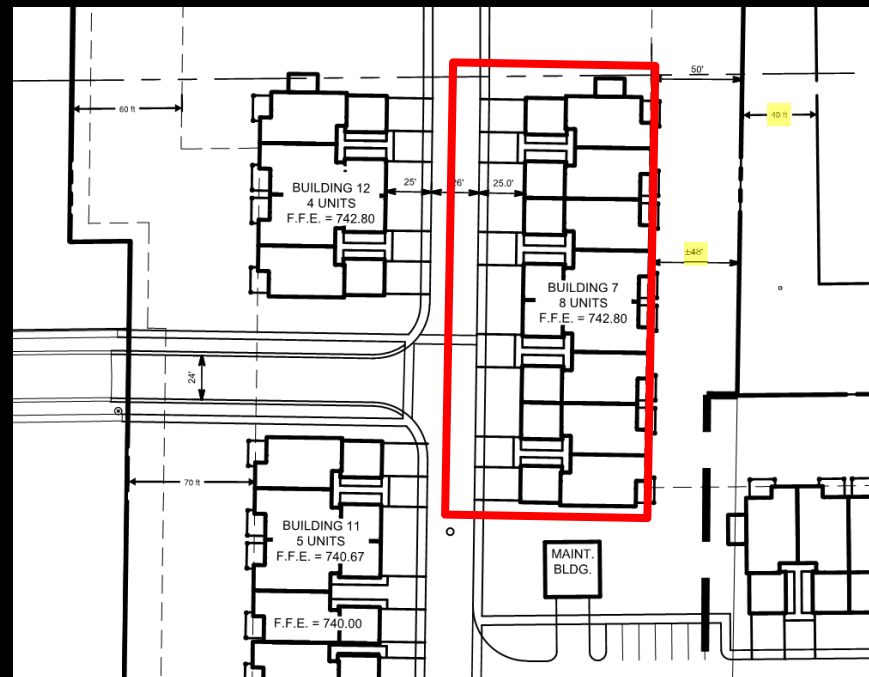
1. 25 of the 26 buildings and 156 of the 162 units will meet or exceed the setback requirements
2. Maximum encroachment of 10% of the overall setback requirement of 50'

## 2. Adjacent Property:

1. 25 of the 26 buildings and 156 of the 162 units will meet or exceed the setback requirements
2. Maximum encroachment of 10% of the overall setback requirement of 50'

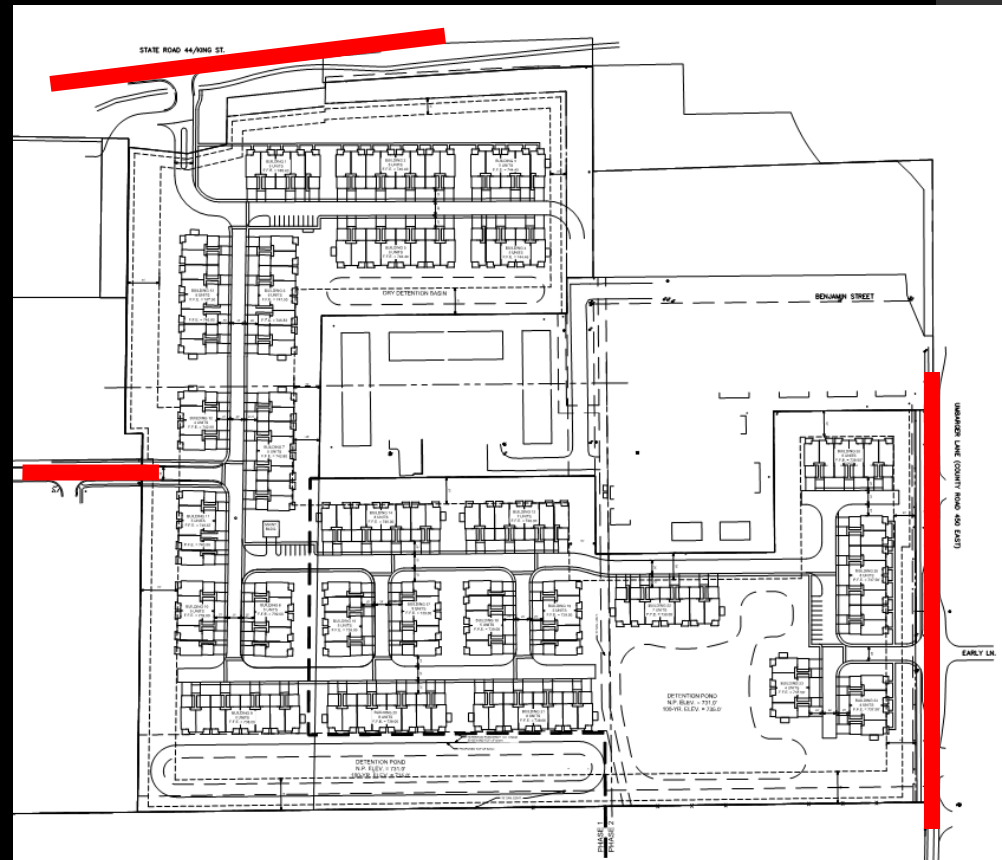
## 3. Practical Difficulty:

1. Not practical to strictly require a 50' side yard setback for Building 7 due to site constraint of 20' buffer yard and 50' setback on the opposite side of the private drive
2. Maximum encroachment of 10% of the overall setback requirement of 50'



# Variance Request #2: Primary Entrance

1. General Welfare:
  1. All units will be orientated with the main entry facing the private streets
  2. The standard did not contemplate a multi-family development of this nature
2. Adjacent Property:
  1. All units will be orientated with the main entry facing the private streets
  2. The standard did not contemplate a multi-family development of this nature
3. Practical Difficulty:
  1. All units will be orientated with the main entry facing the private streets
  2. Standard could only be met if the private drives were dedicated as public streets





# Variance Request #3: South Buffer Yard

## 1. General Welfare:

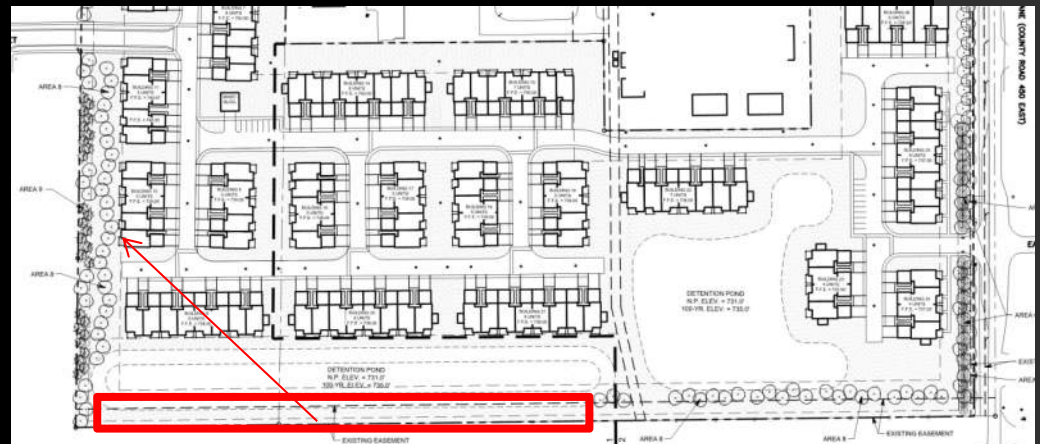
1. This area along the south property line is allocated for drainage and detention pond.
2. This area along the south property line is allocated for the existing sanitary line.

## 2. Adjacent Property:

1. This area along the south property line is allocated for drainage and detention pond.
2. There is ample open space in the area where trees are not to be provided in the buffer yard, approximately 150' to the nearest buildings.
3. The 10' width requirement for the buffer yard is still met.

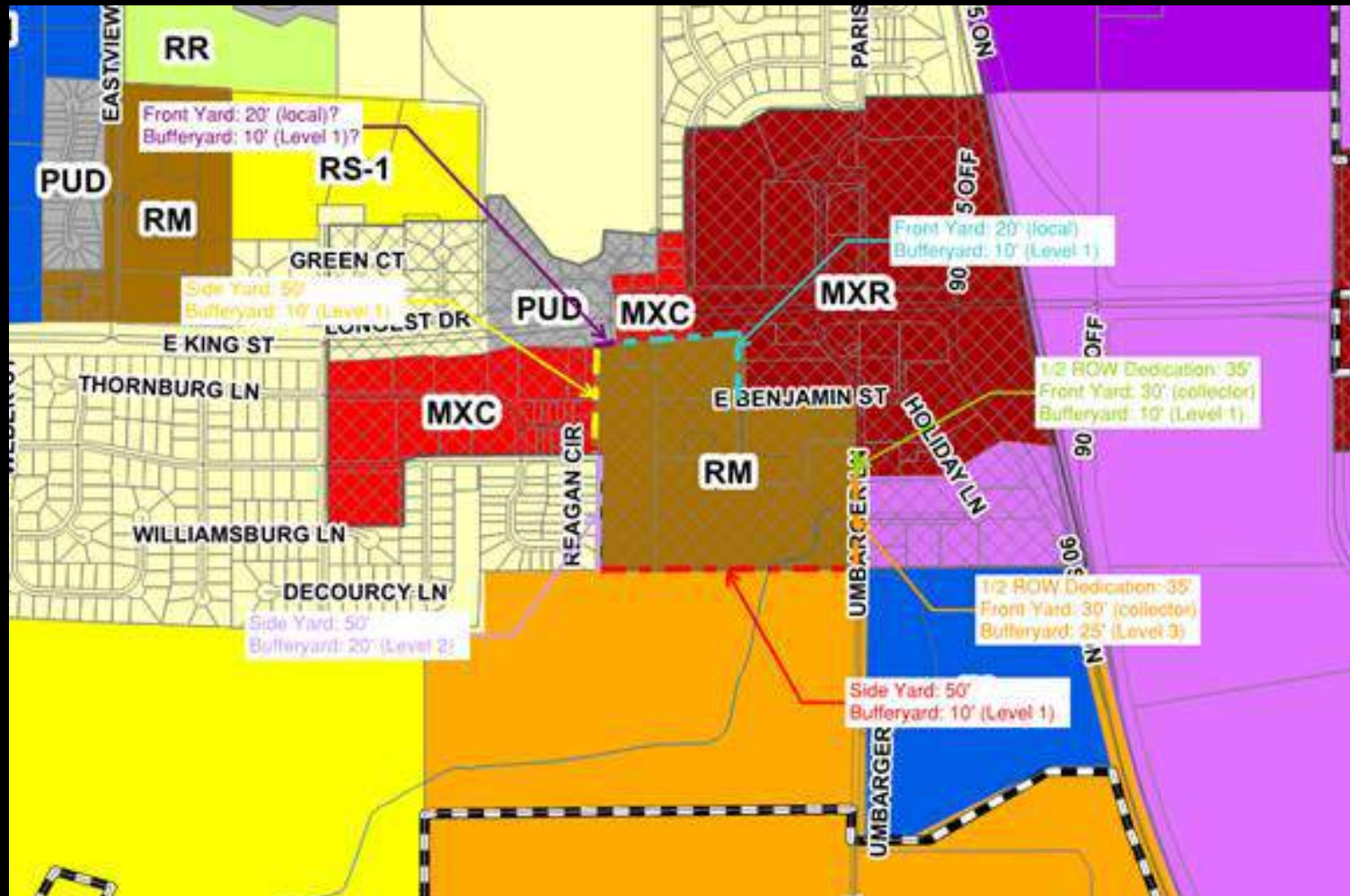
## 3. Practical Difficulty:

1. This area along the south property line is allocated for drainage and detention pond.
2. This area along the south property line is allocated for the existing sanitary line.



# Supplemental Slides

# Zoning Map and Buffer Yards







# Proposed Landscape Plan

