

Redwood Franklin Eastview Drive

Letter of Intent

01/11/2023

The rezoning for the proposed Redwood neighborhood in Franklin consists of property totaling approximately +/-31.5 acres in total size.

STATEMENT OF PURPOSE: The rezoning is being proposed to achieve the following goal: To allow for the creation of a Redwood Apartment Neighborhood, a unique, high quality, single story attached multi-family development

PRESENT AND PROPOSED OWNERSHIP: The proposed neighborhood will be acquired by the applicant (or an affiliate of the applicant). This land may be developed in one or two phases, depending on project approval timelines and market demands.

DEVELOPMENT SCHEDULE: The proposed neighborhood will be developed in no more than two phases. The initial phase will include the leasing office in its initial phase. Final phasing lines will be established during the Site Development Plan approval process. All required site infrastructure, including storm water drainage infrastructure and utility infrastructure and internal private drives will be phased in accordance with the development.

PROPOSED PERMITTED LAND USE AND DEVELOPMENT STANDARDS: Provided in detail herewith.

MULTI-FAMILY DISTRICT BUILDING AND ARCHITECTURAL REQUIREMENTS AND FACILITY INFORMATION:

Building and Architectural Information

On the front and sides of the building, the facade will incorporate a combination of stone and shake siding accents and high-quality siding. Each apartment includes a two-car garage with carriage style garage doors and personal outdoor patios. The designs include gabled rooflines and substantial landscaping to create a neighborhood that feels and operates as a typical single family or condominium development without the obligation of home ownership. Exterior building materials and requirements are incorporated into the specific design criteria provided herewith.

Each apartment utilizes very energy efficient construction methods, and each apartment unit is Energy Star certified.

Community identification signage shall be limited to monuments signs at the entrance(s) and shall be enhanced with landscaping.

Traffic

The main access point for the Multi-Family District shall be on CR 100 N (Upper Shelbyville Road). Secondary direct access shall be provided to Hurricane Road. The interior streets shall be private. All internal streets of the proposed neighborhood will be private and the sole responsibility of the applicant/owner for construction and maintenance. The proposed section will be an inverted crown with two (2) 10' drive lanes and 2' rolled curb and gutters on each side. Directly adjacent to the rolled curbs on both sides of the street will be a 5' concrete sidewalk. See detail provided on the conceptual site plan. Final design will be approved during the Site Development Plan process.

The developer/owner shall be required to install a 10' multi-use path along the north side of CR 100 N (Upper Shelbyville Rd). A 5' sidewalk shall be required along Hurricane Road to be constructed by the developer/owner also. Final alignment and detail will be confirmed in Site Development Plan approval.

Landscaping

Landscaping for the project will be provided in accordance with city code with the exception of the below listed.

Code required landscape plantings within bufferyards shall be provided in quantity and type (deciduous, evergreen, etc.) with one requested variance. Required plantings will be located within the 50' sideyard setback. An additional 25' bufferyard will not be provided.

Parking

In addition to the attached two-car garages for each unit, there is sufficient length in the driveway to park two additional vehicles. On street parking shall not be permitted. There are additional off street parking spaces throughout the community for guests. The requirements for parking are provided in the Specific Design Criteria section below.

Signage

Identification signage shall be constructed at the entrances to the community. The signs shall be monument in style and shall incorporate the building materials and color palate used in the community.

Information/directional signs shall include:

- No parking
- Speed limit
- Traffic direction

Interior Site Amenities

The site development shall include a water feature in the detention pond, integrated walking paths on the private streets, and walking paths as shown on the concept plan attached herewith.

Lighting

The Project will incorporate carriage style lighting fixtures on either side of the decorative garage doors for each home. Redwood agrees to work with staff to identify any areas within the development which need additional street side lighting to provide for adequate safety.

Specific Design Criteria and Details for Redwood Franklin Eastview Rd rezoning

Development Standards:

Uses: Attached multi-family dwellings in buildings ranging from 3 to 8 dwellings per building, leasing office, and other accessory uses necessary for a multi-family neighborhood. Private streets.

Lot Size: The proposed site shall be comprised of no more than two lots (as may be required for project phasing).

Height: One story

Density: Not to exceed five dwelling units an acre. No more than 156 units in total shall be provided within the neighborhood. Density is calculated based upon acreage with existing Right of Way and not inclusive of any required Right of Way dedication.

Setbacks: CR 100 N

-Front Yard (along public rights of way) – 30 feet

Hurricane Road

-Front Yard (along public rights of way) – 50 feet

Eastview Road

-Front Yard (along public rights of way) – 50 feet

Sideyards

-50 feet for building and parking

Bufferyard

-No bufferyard provided. Required landscape plantings for bufferyards will be provided in quantity and type within the sideyard setback.

Floor Area: All unit shall have a minimum of two bedrooms and two bathrooms with an attached two car garage. Minimum floor area shall be 1,100 square feet per dwelling. The Leasing Office shall not be required to comply with this minimum floor area.

Parking: All units shall have an attached two car garage and a two-car driveway. Additional guest parking shall be provided throughout the site.

Exterior Building Materials:

- Stone veneer – Accent areas on front elevations

- Roof - Dimensional 30 year asphalt shingles – Weathered Wood
- High quality vinyl siding (of at least .42 mills in thickness) and trim in the following profiles:
 - Horizontal lap siding
 - High quality vinyl molded to replicate wood shakes
 - Vinyl corner trim
 - Vinyl decorative louvers
- Front Elevations: The front elevations of all principal structures shall incorporate a mix of vinyl siding and stone veneer.
- Side and Rear elevations: Side and rear elevations of all principal structures shall incorporate vinyl siding.
- Garage Doors – Garage doors shall be raised panel pan steel doors with and without windows.
- Elevations will also include variations in the siding color palate