

Request to Waive Requirements of the City of Franklin Subdivision Control Ordinance

SCO Waiver Request Explanation:

SCO Article 6.3 – Lot Standards, Section C – Double Frontage Lots

- I) Item 2.b*** – *“A row of broad leaf / deciduous canopy trees shall be planted parallel to the adjacent arterial / collector street, within the landscape area, with one tree provided for every 300 square feet of landscape area...”*

We’re requesting a waiver from the above requirement on the basis that due to the width of the double frontage areas along Eastview Drive and Upper Shelbyville Road, a minimum of (15) feet in width, a less than desirable spacing between the required broad leaf / deciduous canopy trees is created. The above requirement would result in a maximum tree spacing of equal to, or less than, twenty (20) feet. Instead, it is being proposed that the double frontage tree planting along Eastview Drive be one (1) broad-leaf / deciduous canopy tree per twenty-five (25) feet of boundary, and the double frontage tree planting along Upper Shelbyville Road be one (1) broad-leaf / deciduous canopy tree per thirty (30) feet of boundary. This information is included within the Supporting Information Report of the Homesteads at Hillview – Detailed PUD Plan.

- II) Item 2.c*** – *“A 6 foot tall opaque wooden fence, brick or stone wall, or alternate of similar material approved by the Plan Commission...”*

We’re requesting a waiver from the above requirement on the basis that the installation of a 6 feet tall opaque wooden fence, brick or stone wall, or alternate of similar material would not be visually consistent with the overall development. Instead, it is being requested to eliminate the fence installation, but to maintain the option of either installing the 4 feet tall undulating mound planted with shrubs, a row of evergreen trees, or a combination of both.

SCO Article 6.4 – Block Standards, Section A – Block Dimensions

- III) Item 1** – *“Block Width: Blocks shall have sufficient width to provide for 2 tiers of lots of appropriate depth...”*

Although it has been indicated by staff that the intent of the ordinance is not interpreted as being applicable for the proposed development, a formal waiver from the above requirement is being requested. We’re requesting a waiver from the above requirement on the basis that due to the nature of the development, geometry of the property, and configuration and layout of the site, this requirement cannot be satisfied for the entire development.

- IV) Item 2** – *“Block Length: Blocks shall not exceed 800 feet in length...”*

Although it has been indicated by staff that the intent of the ordinance is not interpreted as being applicable for the proposed development, a formal waiver from the above requirement is being requested. We’re requesting a waiver from the above requirement on the basis that due to the nature of the development, geometry of the property, and configuration and layout of the site, this requirement cannot be satisfied for the entire development.

SCO Article 6.8 – Cul-de-Sac Standards, Section B – Design Requirements

- V) Item 3** – *“Maximum Length: The maximum length of any cul-de-sac streets shall be 500 feet...”*

We’re requesting a waiver from the above requirement on the basis that due to the geometry of the property, layout of the lots, and separation of the three (3) sections of the development, one (1) of the four (4) resulting cul-de-sac streets within the development slightly exceeds the maximum cul-de-sac length indicated above. It is anticipated that the increase in maximum cul-de-sac length will not have an adverse effect on the access and maneuverability of any emergency response vehicles.

- VI) Item 5** – *“Landscape Islands: Landscape islands shall be required in all residential cul-de-sacs...”*

We’re requesting a waiver from the above requirement on the basis that it has been experienced that the presence of the landscape islands within cul-de-sac areas inhibits traffic maneuverability around cul-de-sacs, especially in areas where on-street parking is permitted. In addition, there are concerns that access to the cul-de-sac lots by emergency vehicles is greatly inhibited by landscape islands within the cul-de-sac; therefore, causing a potential public safety issue.

SCO Article 6.10 – Sidewalk and Trail Standards, Section A – General Sidewalk Requirements

- I) Item 1*** - “Where sidewalks are required, they shall be provided on both sides of the street...”

We’re requesting a waiver from the above requirement on the basis that there are no lots with frontage along either boulevard street into the development, Homestead Boulevard, or Meadowbrook Lane. It is being proposed to provide sidewalks only on one (1) side of these boulevard streets. The single proposed sidewalk will be sufficient to maintain connectivity to adjacent path facilities for all residents as any pedestrian traffic will only be able to access this sidewalk at localized points at the intersections. All remaining local streets throughout the development which provide frontage to any lots will satisfy the requirement by including sidewalk on both sides of the street.

SCO Article 6.15 – Street Tree Standards, Section A – General Requirements

- II)*** “All subdivisions shall be required to provide street trees along streets...adjacent to the subdivision.”

We’re requesting a waiver from the above requirement on the basis that there are existing overhead utility facilities located along both Eastview Drive and Upper Shelbyville Road that conflict with the required street tree planting locations. In addition, both of these frontages will be heavily planted and landscaped to meet double frontage landscaping requirements.

SCO Article 6.15 – Street Tree Standards, Section A – General Requirements

- III) Item 1*** – “General Location: Street trees may be planted either within the right-of-way or within 5 feet of the right-of-way on adjacent property included in a street tree easement...”

We’re requesting a waiver from the above requirement that requires street trees to be located either within the right-of-way, or within 5 feet of the right-of-way, on the basis that due to the location of proposed underground utility facilities within and immediately adjacent to the internal street right-of-ways, and the desire to have the required street trees consistent and integrated with the proposed individual lot landscaping requirements that exceed the standards of the ordinance. The proposed lot landscaping standards, which are located within the Detailed PUD Plan for the project, require that a minimum of two (2) of the required tree plantings shall be located within the front yard of each lot.

SCO Article 6.15 – Street Tree Standards, Section B – Planting Requirements

IV) “One street tree shall be planted for every 35 feet of street frontage or fraction thereof, regardless of driveways or other features...”

We’re requesting a waiver from the above requirement on the basis that the intent of the developer is to have all tree plantings consistent to, and integrated with, the proposed individual lot landscaping requirements that exceed the standards of the ordinance. The proposed lot landscaping standards, which are located within the Detailed PUD Plan for the project, require that a minimum of two (2) of the required tree plantings shall be located within the front yard of each lot.