HISTORIC FRANKLIN TENNESSEE

City of Franklin

109 3rd Ave S
Franklin, TN 37064
(615) 791-3217

Meeting Minutes

Franklin Municipal Planning Commission

Thursday, January 27, 2022 | **7:00 PM** | **Board Room**

Notice is hereby given that a meeting of the Franklin Municipal Planning Commission will be held on the date, time and at the location listed above. Additional information can be found at www.franklintn.gov/planning.

The typical process for discussing an item is as follows:

1. *Staff Presentation*
2. *Public comments*
3. *Applicant presentation, and*
4. *Motion / discussion / vote*

Applicants are encouraged to attend the meeting, even if they agree with the staff recommendation. The Planning Commission may defer or disapprove an application/request unless someone is present to represent it.

For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting.

Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Email comments to planningintake@franklintn.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments are accepted until 12:00 PM (noon) on the day before the meeting. • Comment in-person in the Boardroom. Speakers will be asked to fill out a speaker card prior to the meeting starting. Speakers may sit in the Boardroom, or wait in the lobby.

CALL TO ORDER

Chair Lindsey called the meeting to order at 7:01 pm.

Board Members Present: Michael Orr, **Ann Petersen, Alma McLemore, Marcia Allen, and Roger Lindsey**

Board Members Absent: Jenny Williamson, Nick Mann, Jimmy Franks, and Scott Harrison

Chair Lindsey read the following statement:

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not read aloud in their entirety during the meeting. Emailed comments are accepted until 12:00 PM (noon) on the day before the meeting. • Comment in-person in the Boardroom. Speakers will be asked to fill out a speaker card prior to the meeting starting. Speakers may sit in the Boardroom, or wait in the lobby.

APPROVAL OF MINUTES

1. Consideration Of Approval Of The December 9, 2021 FMPC Minutes.

    Sponsors:

    Attachments: 1. DRAFT 4 FMPC Minutes December 2021

    Chair Lindsey asked for a motion to approve the Minutes from the December 9, 2021 meeting.

    Alderman Petersen moved, seconded by Commissioner Orr, to Approve the December 9, 2021 Minutes.

    Chair Lindsey asked for a roll call vote.

    The motion passed unanimously.

ACTION:	**Motion to Approve the Minutes, Item 1, by Alderman Ann Petersen, seconded by Commissioner Michael Orr;** **Motion Passed 5-0**
AYES:	**Ann Petersen, Marcia Allen, Roger Lindsey, Alma McLemore, Michael Orr**
NOES:	**None**
ABSTAIN:	**None**

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

The Chair asked for citizen comments. There were none.

ANNOUNCEMENTS

The Chair asked if there were any announcements. There were none.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

The Chair asked if there were any non-agenda items to be presented. There were none.

CONSENT AGENDA

2. Consideration Of Approval Of Items 3-12 and 19-20 On The Consent Agenda.

    Sponsors:

    Attachments: None

    Chair Lindsey stated that the vote for the Consent Agenda would include Items 3-12 and 19-20.

    Chair Lindsey asked for a motion for the Approval of the Consent Agenda.

    Commissioner Allen moved, seconded by Commissioner McLemore, to Approve the Consent Agenda.

    Chair Lindsey called for a roll call vote.

    The motion passed unanimously.

ACTION:	**Motion to Approve the Consent Agenda, Item 2, by Commissioner Marcia Allen, seconded by Commissioner Alma McLemore;**
	Motion Passed 5-0
AYES:	**Ann Petersen, Marcia Allen, Roger Lindsey, Alma McLemore, Michael Orr**
NOES:	**None**
ABSTAIN:	**None**

SITE PLAN SURETIES

3. Amelia Park PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Drainage And Sidewalk Improvements To January 20, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

4. Berry Farms PUD Subdivision, Site Plan, Section 4, Revision 1; Extend The Performance Agreement For Landscaping Phase 1, Landscaping Phase 2, And Landscaping Phase 3 Improvements To January 20, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

5. Dallas Downs PUD Subdivision, Site Plan, Section 3; Extend The Performance Agreement For Landscaping Specimen Trees, And Landscaping Open Space Lots 26, 29, 30, And 31 Improvements To January 20, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

6. Franklin Park PUD Subdivision, Site Plan; Accept The Drainage Improvements, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

7. Harpeth Village Subdivision, Site Plan, Revision 2; Extend The Performance Agreement For Landscaping (Building C) Improvements To January 20, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

8. Ralston Row PUD Subdivision, Site Plan; Accept The Landscaping Improvements, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

9. Rizer Point PUD Subdivision, Site Plan, Section 1; Accept The Landscaping Phase 2 Improvements, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

10. Seward Hall Subdivision, Final Plat; Extend The Performance Agreement For Left Turn Lane, And Stormwater Drainage Improvements To January 20, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

11. Seward Hall Subdivision, Site Plan, Lot 1; Extend the Performance Agreement For Landscaping Phase 3, And Storm Drainage / Detention Improvements To January 20, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

12. Westhaven PUD Subdivision, Final Plat, Section 27, Revision 1; Extend The Performance Agreement For Drainage Improvements To January 20, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

VESTED RIGHTS/SITE PLAN EXTENSION

13. Consideration Of Resolution 2021-179: A Resolution Amending The Avalon Square PUD Subdivision To Extend The Vested Rights, For The Property Located At The Intersection Of Cool Springs Boulevard And East McEwen Drive.

Sponsors: Emily Wright, Amy Diaz-Barriga

Attachments:
1. MAP VESTING EXTENSION Exhibit A Avalon Square
2. RES 2021-179 Avalon Square_With Exhibits_Law Approved (2)
3. 2022 01 03 Vesting Extension Request Letter updated timeline
4. Previous Plan Staff report FMPC 12.20.18
5. Conditions of Approval_02
6. Conditions from RES 2018-105 MOS 7

Ms. Amy Diaz-Barriga, Current Planning Supervisor, stated that Vested Rights are granted to a property

when a Development Plan, as in this case, is approved by the Board of Mayor and Aldermen (BOMA). This means that the municipal level regulations in place at the time of approval will be the regulations that the Development Plan is measured against throughout the plan's entirety. The Development Plan must meet certain milestones along the way.

She stated that the request is to extend the first vesting period for three years, or until March 12, 2025, to allow the applicant to secure final approval of the plan (in this case a site plan), secure any necessary permits, and begin site preparation.

Ms. Diaz-Barriga stated that this project was originally approved in 2003. The entire development plan was revised and presented to BOMA, so the entire plan is now vested, as of March 12, 2019.

The current development plan is entitled for 614 dwelling units and 420,875 square feet of nonresidential space. The development plan includes all four sides of the Cool Springs Boulevard/McEwen Drive round-about intersection.

For the current status, the site work was started on this land with previous non-vested plans, but no work has started yet based on the current and vested development plan. Avalon Square is linked to the South Prong interceptor, and one of its conditions of approval is to work with Water Management to determine how sufficient sewer infrastructure can be extended or upgraded for Avalon Square in a way that is in conjunction with the larger efforts for the area.

In terms of vesting impacts, in reviewing the plan against the current City regulations, the plan generally complies with the municipal level rules. The original vested plan had seven Modification of Standards (MOS) requests. If the vesting was lost, they would still need to ask for the 7 MOS requests. Staff would continue to support, on the most part, the MOS requests that were approved. Lastly, a new plan would still need to solve the issue of extending sewer to their site ahead of any larger plan approved for the area, or wait until a larger plan is in place. **They are working with the Water Management Department at this time.**

Staff recommended Approval of Resolution 2021-179 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Joe Parks, Parks Company.

Chair Lindsey asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Orr, to recommend Approval of Resolution 2021-179 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

There being none, Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION:	**Motion to Recommend Approval to the Board of Mayor and Aldermen of Resolution 2021-179, Item 13, by Commissioner Alma McLemore seconded by Commissioner Michael Orr;**
	Motion 5-0
AYES:	**Ann Petersen, Marcia Allen, Roger Lindsey, Alma McLemore, Michael Orr**
NOES:	**None**
ABSTAIN:	**None**

REZONINGS/DEVELOPMENT PLANS

14. Aureum PUD Subdivision, Development Plan, Revision 1, Adjusting Phasing, Building Configuration, And Building Heights, On 27.19 Acres, Located South Of East McEwen Drive And West Of Carothers Parkway.

Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

Attachments:
1. MAP 7737 Aureum PUD Subdivision, Development Plan, Revision 1
2. CONDITIONS OF APPROVAL 7737 Aureum PUD Subdivision, Development Plan, Revision 1
3. LAYOUT PLAN 7737 Aureum PUD Subdivision, Development Plan, Revision 1
4. ELEVATIONS 7737 Aureum PUD Subdivision, Development Plan, Revision 1
5. ENTIRE PLAN SET 7737 Aureum PUD Subdivision, Development Plan, Revision 1

Ms. Diaz-Barriga stated that the development plan revision is adjusting the height of the buildings within the development and adjusting the phasing of the project. They are not asking for any new entitlements or conditions of approval. Thus, this decision will be made at the Planning Commission level.

There are swapping the order of the first two phases of the plan. They are now planning to start with phase 2, which is multifamily. The multi-family was a five-story structure wrapped around a parking garage. They are changing the design to include two buildings: one 12-story and one 5-story. The parking structure would be underground. This change will allow for more open space. There are several proposed 12-story height buildings included in the current development plan. This particular building is adjacent to the multi-family building which was originally approved for nine stories. They are not changing the number of dwelling units, just the configuration within the buildings.

Staff recommended Approval of Item 14, with conditions.

Chair Lindsey asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Scott Brenick and Ralph Knaus.

Chair Lindsey asked for a motion.

Commissioner Allen moved, seconded by Commissioner Orr, to approve Item 14, with conditions.

Chair Lindsey asked for any discussion on the motion.

There being none, Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION:	**Motion to Approve with Conditions Item 14 by Commissioner Marcia Allen seconded by Commissioner Michael Orr;** **Motion Passed 5-0**
AYES:	**Ann Petersen, Marcia Allen, Roger Lindsey, Alma McLemore, Michael Orr**
NOES:	**None**
ABSTAIN:	**None**

15. Berry Farms Reams-Fleming Tract PUD Subdivision, Development Plan, Revision 4, Modifying Site And Building Layout, On 13.44 Acres, Located West Of Peytonsville Road And South Of McBride Lane.

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP BF RF PUD DP Rev 4
2. 7704_Conditions of Approval_02
3. BF Rev 4 Development Plan Resubmittal 220106_Part1: previous approved plan, exisiting conditions, overall proposed plan
4. BF Rev 4 Development Plan Resubmittal 220106_Part2: enlarged site, grading, and row/access plans
5. BF Rev 4 Development Plan Resubmittal 220106_Part3: Utilities, phasing, tree preservation, elevations
6. BF Rev 4 Development Plan Resubmittal 220106_Part4: Elevations and McBride park

Mr. Joseph Bryan, Principal Planner, stated that the Berry Farms Reams-Fleming Tract PUD Subdivision plan was first approved in 2007 and last revised in September 2021. No changes to the entitlements are being proposed with this revision. He stated that this item would be decided by the Planning Commission.

Any revisions to previously approved developments must conform to the guiding principles of Envision Franklin. Envision Franklin places this into the Regional Commerce Design Concept. For Regional Commerce, Envision Franklin states that, "Buildings should be arranged on sites so that they help to frame and define the streets, giving deliberate form to streets and sidewalk areas. Building setbacks should be minimal to create an active street environment that encourages pedestrian activity." It further states, "Buildings should engage and define the street edge with landscaping, wide sidewalks, and street furnishings to allow for safe and comfortable movement of pedestrians." The design as submitted does not meet the intent of Envision Franklin. However, an alternate design has been submitted to the staff which better meets the principles of Envision Franklin for the portion of the plan fronting McBride Lane. This alternative plan would meet the Condition of Approval.

In regards to parking, "Large expanses of pavement, particularly between a building and a street, should be avoided. Architectural and/or landscape features should be used so as to diminish the appearance of parking from public view." Overall, the plan maintains its intent as an economic generator for the southern region of the City of Franklin. However, the proposed location of the parking garage along Peytonsville Road does not fully meet the intent and principles of Envision

Franklin. As a condition of approval, the final design of the parking garage that incorporates additional site elements and screening methods shall be met with the site plan submittal.

Staff recommended Approval, with conditions, of Item 15.

Chair Lindsey asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Gary Vogrin, Kiser + Vogrin Design.

Chair Lindsey asked for a motion.

Commissioner Orr moved, seconded by Commissioner McLemore, to approve Item 15, with conditions.

Chair Lindsey asked for any discussion on the motion.

There being none, Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION:	**Motion to Approve with Conditions Item 15 by Commissioner Michael Orr seconded by Commissioner Alma McLemore;** **Motion Passed 5-0**
AYES:	**Ann Petersen, Marcia Allen, Roger Lindsey, Alma McLemore, Michael Orr**
NOES:	**None**
ABSTAIN:	**None**

16. Consideration Of Resolution 2021-183: A Resolution Approving A Revised Development Plan For Carothers Crossing West PUD Subdivision, For A Property Located North Of Liberty Pike And West Of Carothers Parkway.

Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

Attachments:

1. MAP 7734 Carothers Crossing West PUD Subdivision, Development Plan, Revision 2
2. 2021-183 RES CAROTHERS CROSSING WEST PUD SUBDIVISION DEVELOPMENT PLAN REVISION 2_With Exhibits_Law Approved (2)
3. CONDITIONS OF APPROVAL 7734 Carothers Crossing West PUD Subdivision, Development Plan, Revision 2
4. LAYOUT PLAN 7734 Carothers Crossing West Subdivision, Development Plan, Revision 2
5. ELEVATIONS 7734 Carothers, Development Plan, Revision 2
6. ENTIRE PLAN SET 7734 Carothers Crossing West PUD Subdivision, Development Plan, Revision 2

Ms. Diaz- Barriga stated that the development plan proposed revision adds daycare as a proposed use. The location of the proposed daycare is in the place where another building was approved for. The vesting document that the plan was approved under classified daycare as an institutional use. Any addition or removal of an institutional use requires BOMA level approval. The designed plan, with conditions, meets Zoning Ordinance regulations and conforms to Envision Franklin principles for the area.

Staff recommended Approval, with conditions, of Resolution 2021-183 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative.

Chair Lindsey asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Allen, to recommend Approval of Resolution 2021-183 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

There being none, Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION:	**Motion to Recommend Approval to the Board of Mayor and Aldermen of Resolution 2021-183, Item 16, by Commissioner Alma McLemore seconded by Commissioner Marcia Allen;** **Motion 5-0**
AYES:	**Ann Petersen, Marcia Allen, Roger Lindsey, Alma McLemore, Michael Orr**
NOES:	**None**
ABSTAIN:	**None**

17. Consideration Of Ordinance 2021-52: An Ordinance To Rezone 3.56 Acres From Regional Commerce 6 (RC6) District To Planned (PD 5.1/3,803) District For The Property Located North Of Cool Springs Boulevard And East Of Mack Hatcher Parkway, At 201 Cool Springs Boulevard (Legends View At Franklin PUD Subdivision).

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

Attachments:
1. MAP Legends View PUD
2. ORD 2021-52 LEGENDS VIEW PUD REZ_With Exhibits_Law Approved (2)
3. Legend's View_Rezoning Request_01062022

Mr. Joseph Bryan, Principal Planner, stated that this Rezoning sets up the entitlements for the Legends View at Franklin PUD Subdivision. The applicant is proposing 18 multifamily units and 3,803 square feet of commercial space. New multifamily residential is encouraged within Regional Commerce and the proposed mixed-use plan is consistent with the recommendations of Envision Franklin and recently approved adjacent development.

Staff recommended Approval of Resolution 2021-52 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative.

Chair Lindsey asked for a motion.

Commissioner Orr moved, seconded by Commissioner McLemore, to recommend Approval of Resolution 2021-52 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

There being none, Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION:	**Motion to Recommend Approval to the Board of Mayor and Aldermen of Ordinance 2021-52, Item 17, by Commissioner Michael Orr seconded by Commissioner Alma McLemore;** **Motion Passed 5-0**
AYES:	**Ann Petersen, Marcia Allen, Roger Lindsey, Alma McLemore, Michael Orr**
NOES:	**None**
ABSTAIN:	**None**

18. Consideration Of Resolution 2021-182: A Resolution Approving A Development Plan For Legends View At Franklin PUD Subdivision, For The Property Located North Of Cool Springs Boulevard And East Of Mack Hatcher Parkway, Located At 201 Cool Springs Boulevard.

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

Attachments:
1. MAP Legends View PUD
2. RES 2021-182 LEGENDS VIEW PUD DP_With Exhibits_Law Approved (2)
3. 7747 Legends View Franklin PUD_DP_Conditions of Approval_01
4. 2022-01-06 - 14-087-01 - Legends View at Franklin_FULL

Mr. Joseph Bryan, Principal Planner, stated that the applicant is proposing to construct 18 multifamily dwelling units and 3,803 square feet of commercial space. Envision Franklin places this property in the Regional Commerce Design Concept.

Envision Franklin states that new development within Regional Commerce have "High-activity uses, such as retail, are encouraged on the first floor, with uses such as offices and residential encouraged on second floors. Site design should integrate seamless pedestrian connectivity across the site and to other uses." Vehicular parking is contained within a structured parking garage below the multifamily units and commercial space, promoting pedestrian connectivity among the units and residential amenities.

Multifamily buildings are encouraged to have urban form and be part of a connected and master-planned site." The two units at the front of the development contain 3,803 square feet of commercial space.

There are some concerns from the Fire Department concerning fire access for the site during an emergency event. Fire has stipulated 15 requirements that must be done in order to satisfy the conditions of approval. The full list can be found in Condition 7.

Staff recommended Approval, with Conditions, of Resolution 2021-182 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble stated that there were two improvements since the Joint Conceptual Workshop. He stated that Alderman Petersen had asked if the latest lines for the 100-year floodplain were being used. Mr. Gamble stated that they changed the building footprint so that it is not within the 100-year floodplain and they would not be manipulating the 100-year floodplain. He also stated that the parking structure will have green roofs to address stormwater quality.

Chair Lindsey asked for a motion.

Commissioner Allen moved, seconded by Commissioner Orr, to recommend Approval, with conditions, of Resolution 2021-182 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

There being none, Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION:	**Motion to Recommend Approval with Conditions to the Board of Mayor and Aldermen of Resolution 2021-182, Item 18, by Commissioner Marcia Allen seconded by Commissioner Michael Orr;** **Motion Passed 5-0**
AYES:	**Ann Petersen, Marcia Allen, Roger Lindsey, Alma McLemore, Michael Orr**
NOES:	**None**
ABSTAIN:	**None**

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

19. 508 Duke Drive Subdivision, Final Plat, Revision 1 (Resubdivision of Lot 4), Subdiving 1 Commercial Lot into 2 Commercial Lots, On 2.29 Acres, Located At 508 Duke Drive. (CONSENT AGENDA)

Sponsors:	Emily Wright, Amy Diaz-Barriga, Joseph Bryan
Attachments:	1. MAP 508 Duke Dr FP Rev 1 2. 7741 508 Duke Dr Sub_FP_Rev1_Conditions of Approval_01 3. 2020-0436_FINAL-PLAT_LOT-4_RESUB_REV_122921

This item was approved on the Consent Agenda.

20. 4309 S. Carothers Subdivision, Final Plat, Creating One Commercial Lot, Dedicating Easements, And Abandoning A Drainage Easement, On 5.35 Acres, Located East Of Interstate 65 And West Of S. Carothers Road, At 4309 S. Carothers Road. (CONSENT AGENDA)

Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

Attachments:
1. MAP 7736 4309 S. Carothers Subdivision, Final Plat
2. CONDITIONS OF APPROVAL 7736 4309 S. Carothers Subdivision, Final Plat
3. PLAT 7736 4309 S. Carothers Subdivision, Final Plat

This item was approved on the Consent Agenda.

21. Galleria Commercial Complex Subdivision, Preliminary Plat, Revision 1, Creating 3 Commercial Lots, On 5.88 Acres, Located At 1730 Galleria Boulevard.

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

Attachments:
1. MAP Galleria Commercial Complex PP Rev 1
2. 7743 Galleria Comm Complex Sub_PP_Rev1_Conditions of Approval_01
3. 217572 1730 Galleria Blvd PRELIMINARY-12-10-21

Mr. Joseph Bryan, Principal Planner, stated that the purpose of this preliminary plat is to subdivide the existing commercial Lot 41 of the Galleria Commercial Complex Subdivision into three commercial lots. The proposed subdivision will establish separate lots for the three existing commercial buildings on the property. Lot 41 was previously platted in 1993 as part of Galleria Commercial Complex, Final Plat, Revision 10.

Staff recommended Approval, with conditions, of Item 21.

Chair Lindsey asked if there were any citizen comments. There were none.

Chair Lindsey asked for a motion.

Commissioner Allen moved, seconded by Commissioner McLemore, to approve Item 21.

Chair Lindsey asked for any discussion on the motion.

Commissioner Orr asked if each lot would have its own access or have access easements been granted to cross from one to the other.

Mr. Bryan stated that access easements would be established with the final plat.

Alderman Petersen stated that it looked like two of the locations have entrances. She stated that she could not tell about the third.

Commissioner Allen stated that this was also her question.

Ms. Diaz-Barriga stated that they will plat everything that is existing today. Also, on top of the parking lot there will be platted parking lot easements. They will continue to be able to get out and have access granted. This will happen at the final plat stage.

Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION:	Motion to Approve Item 21 by Commissioner Marcia Allen seconded by Commissioner Alma McLemore; Motion Passed 5-0
AYES:	Ann Petersen, Marcia Allen, Roger Lindsey, Alma McLemore, Michael Orr
NOES:	None
ABSTAIN:	None

NON-AGENDA ITEMS

Chair Lindsey asked if there were any non-agenda items. There was none.

ANY OTHER BUSINESS

Chair Lindsey asked if there was any other business. There was none.

ADJOURN

Commissioner Orr moved, seconded by Commissioner McLemore, to Adjourn.

Chair Lindsey called for a roll call vote.

The motion passed unanimously.

ACTION:	**Motion to Adjourn by Commissioner Michael Orr seconded by Commissioner Alma McLemore; Motion Passed 5-0**
AYES:	**Ann Petersen, Marcia Allen, Roger Lindsey, Alma McLemore, Michael Orr**
NOES:	**None**
ABSTAIN:	**None**

There being no further business, the meeting adjourned at 7:32 p.m.

Roger D. Lindsey 2/24/2022

Chair **Date**