



Meeting Agenda

Board of Mayor & Aldermen and Franklin Municipal Planning Commission

Thursday, July 28, 2022

5:00 PM

City Hall Board Room

Notice is hereby given that a joint, non-voting workshop of the Board of Mayor and Aldermen and the Franklin Municipal Planning Commission will be held on the date, time and in the location stated above. Additional information can be found at www.franklinton.gov/planning. For accommodations due to disabilities, contact the Human Resource Department at 791-3216, at least 24 hours prior to the meeting.

The typical process for discussing an item in this workshop setting is as follows:

- 1. Applicant / staff presentation, and*
- 2. BOMA and FMPC comments*

Accommodations have been made to ensure that the public is able to view the meeting. The public may view the workshop 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. • Attend in-person in the Boardroom. The public may also watch the meeting on the TV in the lobby.

CALL TO ORDER

NEW BUSINESS

1. (5:00 - 5:30 PM) Discussion of a development plan revision proposing an addition of a 2,600 square foot carousel building, the relocation of the Farmers Market within the site, and 11 Modifications of Standards relating to signage, refuse area placement, fencing height, and elimination of cross access, on 20 acres, located at 230 Franklin Road. (The Factory At Franklin PUD)
2. (5:30 - 6:00 PM) Discussion of a development plan proposing 64 single-family units, and 1 Modification of Standards, for reduced connectivity, on 23.2 acres, located along Long Lane, west of the intersection of Alfred Ladd Road and Long Lane. (Reserve at Meadow Wood PUD)
3. (6:00 - 6:30 PM) Discussion of the Franklin Zoning Ordinance Annual Update.

OTHER BUSINESS

ADJOURN

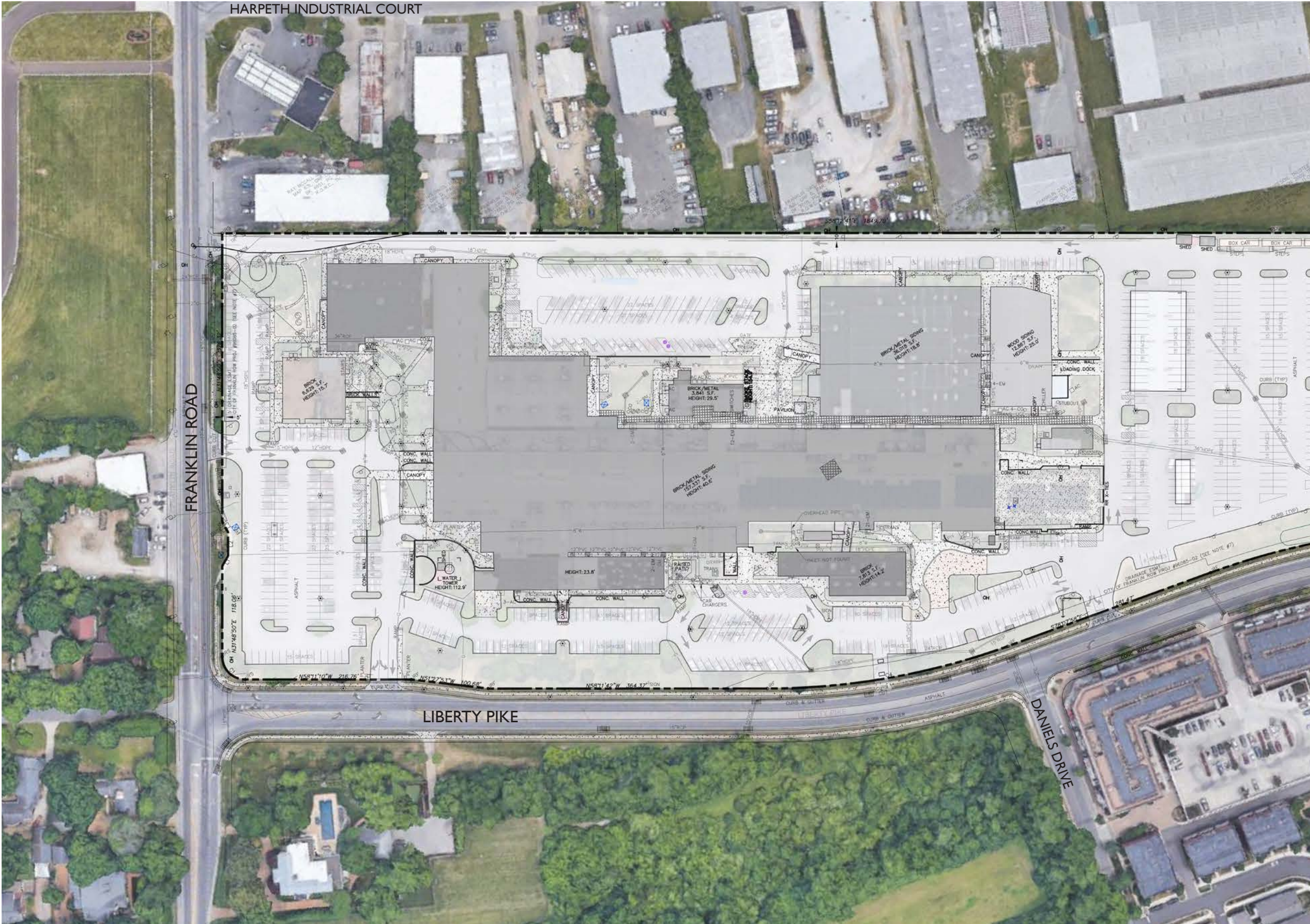


THE FACTORY

FRANKLIN, TN

JOINT CONCEPTUAL WORKSHOP MEETING
07/28/2022





SITE ACREAGE:
20.15 AC

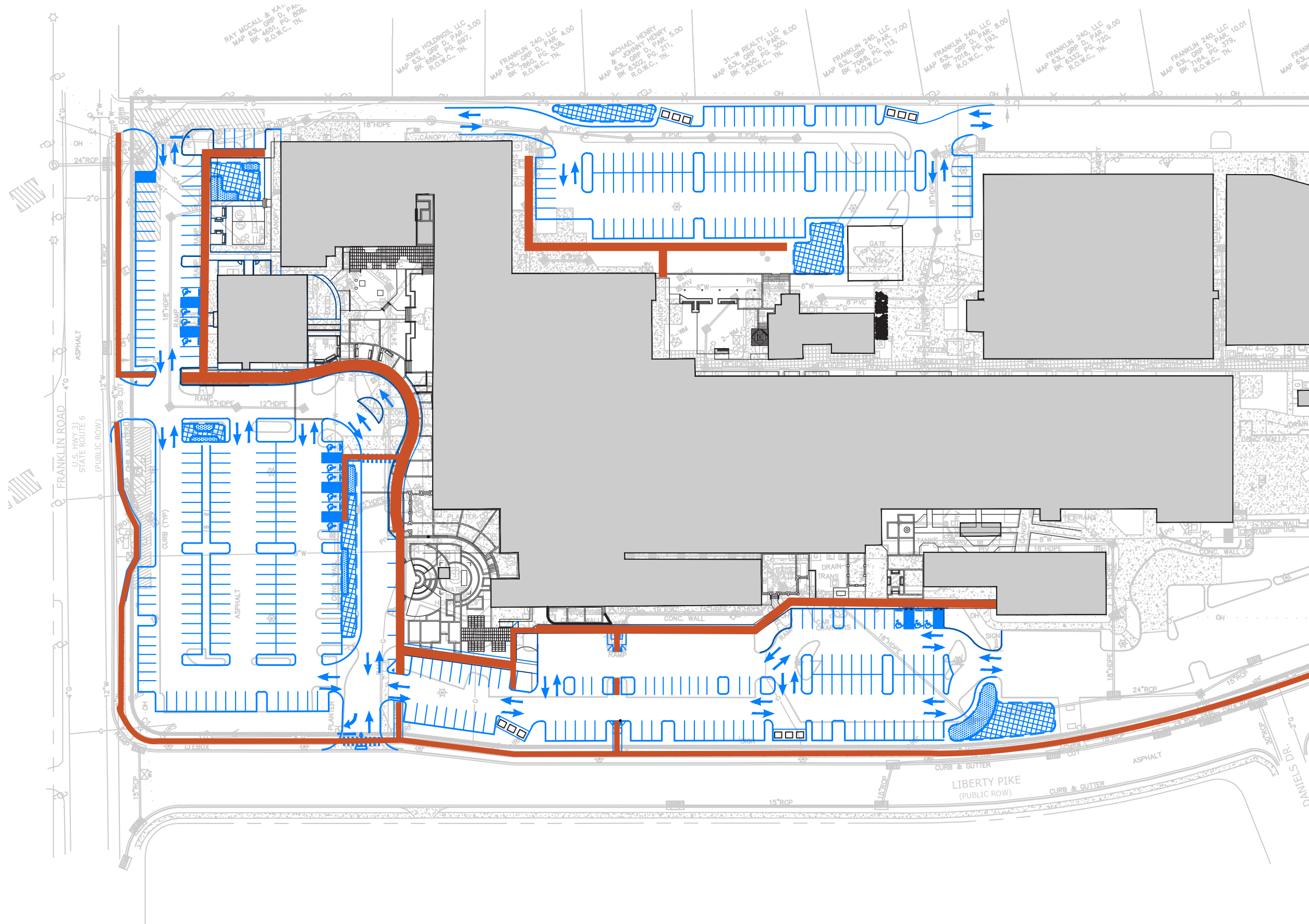
PERMITTED USES
RETAIL (SF)
RESTAURANT (SF)
OFFICE (SF)
EVENT VENUE (SF)
RESIDENTIAL

ZONING OVERLAYS:
CFO:
CENTRAL FRANKLIN OVERLAY

HPO:
HISTORIC PRESERVATION
OVERLAY

THE FACTORY AT FRANKLIN

EXISTING CONDITIONS
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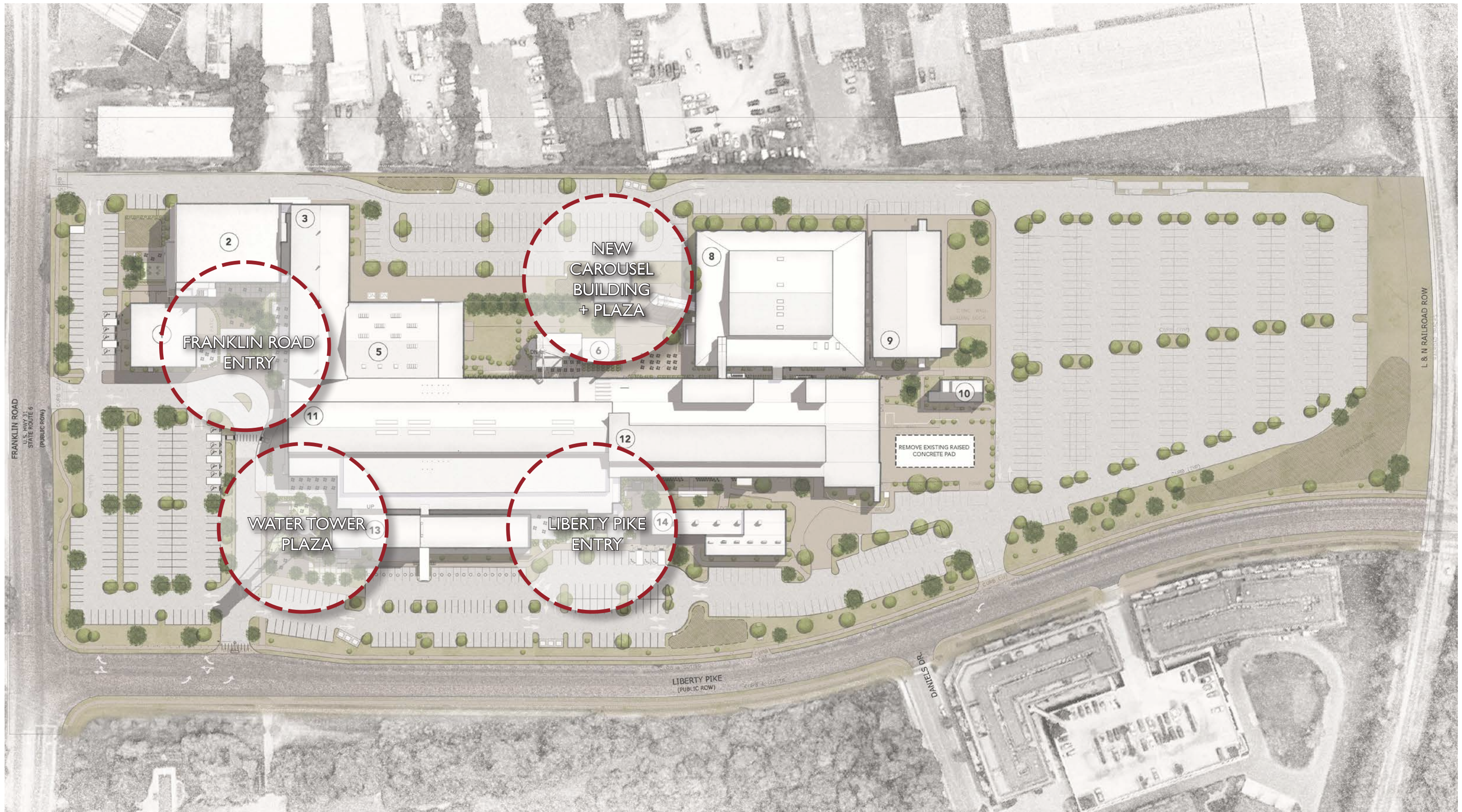
PARKING LAYOUT IMPROVEMENTS

- Pedestrian access to Franklin Road and Liberty Pike
- Connectivity throughout campus with ADA accessible pathways
- Right-in / right-out entry along Liberty Pike
- Additional separation between automotive and pedestrian zones
- Relocate loading areas away from sidewalks
- Improved pedestrian circulation around parking and buildings
- Landscape islands in parking near Franklin Road
- Landscape buffers along perimeter of parking

THE FACTORY AT FRANKLIN

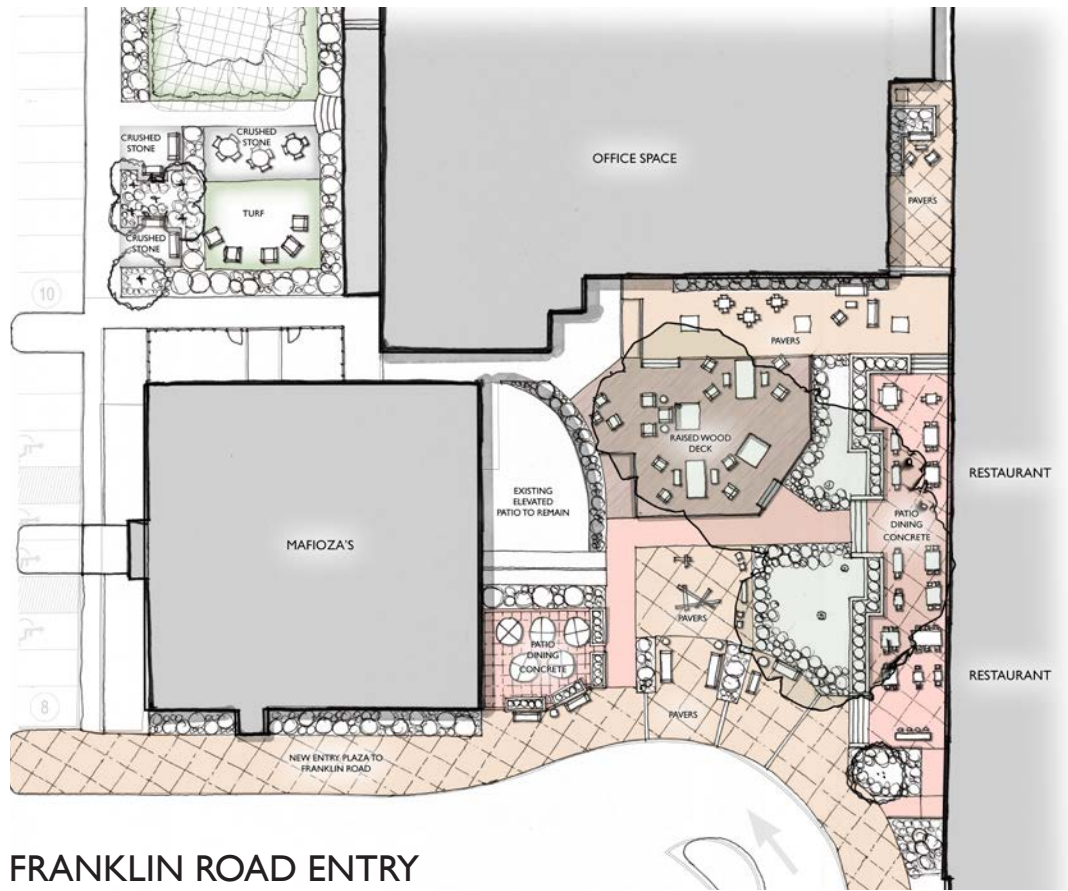
IMPROVED PARKING LAYOUT

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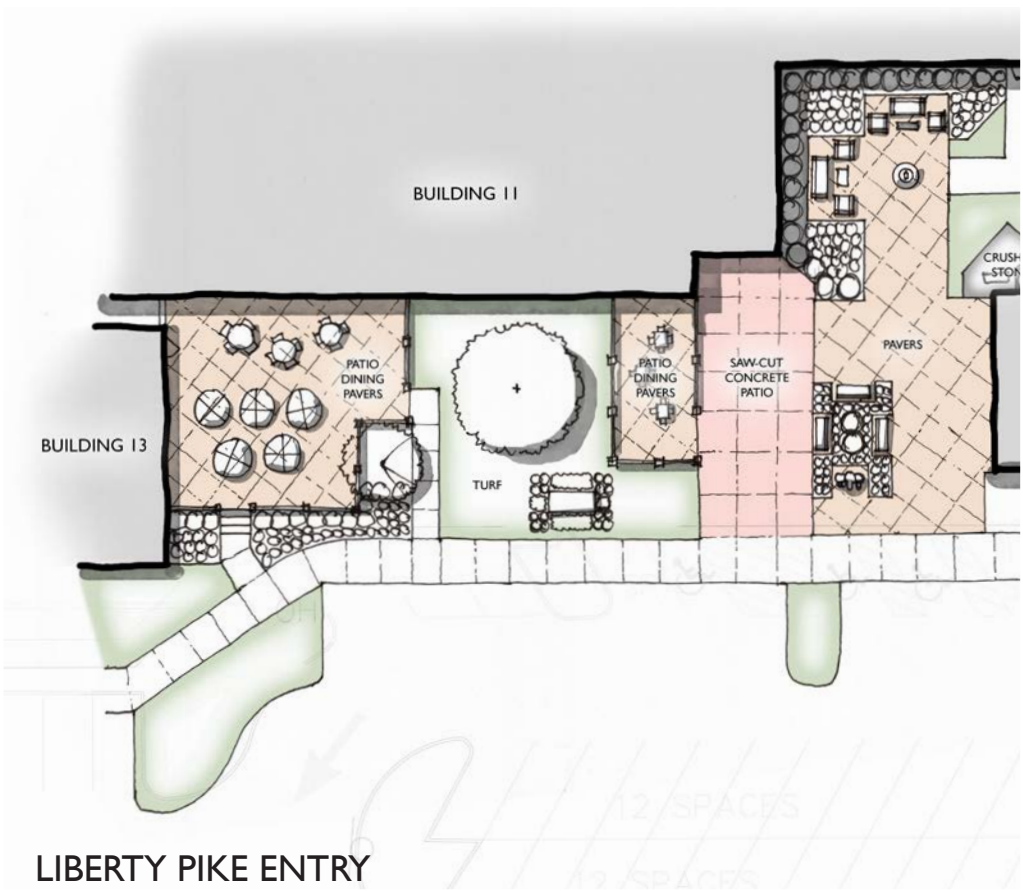


THE FACTORY AT FRANKLIN

CONCEPTUAL MASTER PLAN - PLAZA AREAS



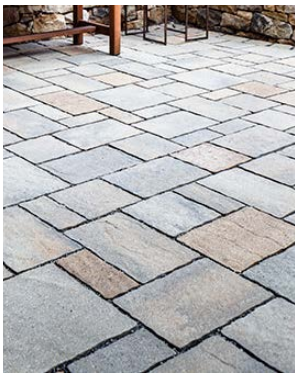
FRANKLIN ROAD ENTRY



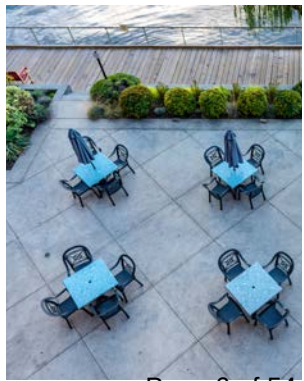
LIBERTY PIKE ENTRY



WATER TOWER PLAZA



CHARACTER IMAGES



THE FACTORY AT FRANKLIN

PLAZA CONCEPTS AND CHARACTER IMAGES



HOLLADAY PROPERTIES



Kimley»Horn
CENTRIC ARCHITECTURE



DEVELOPMENT PLAN REVISION:

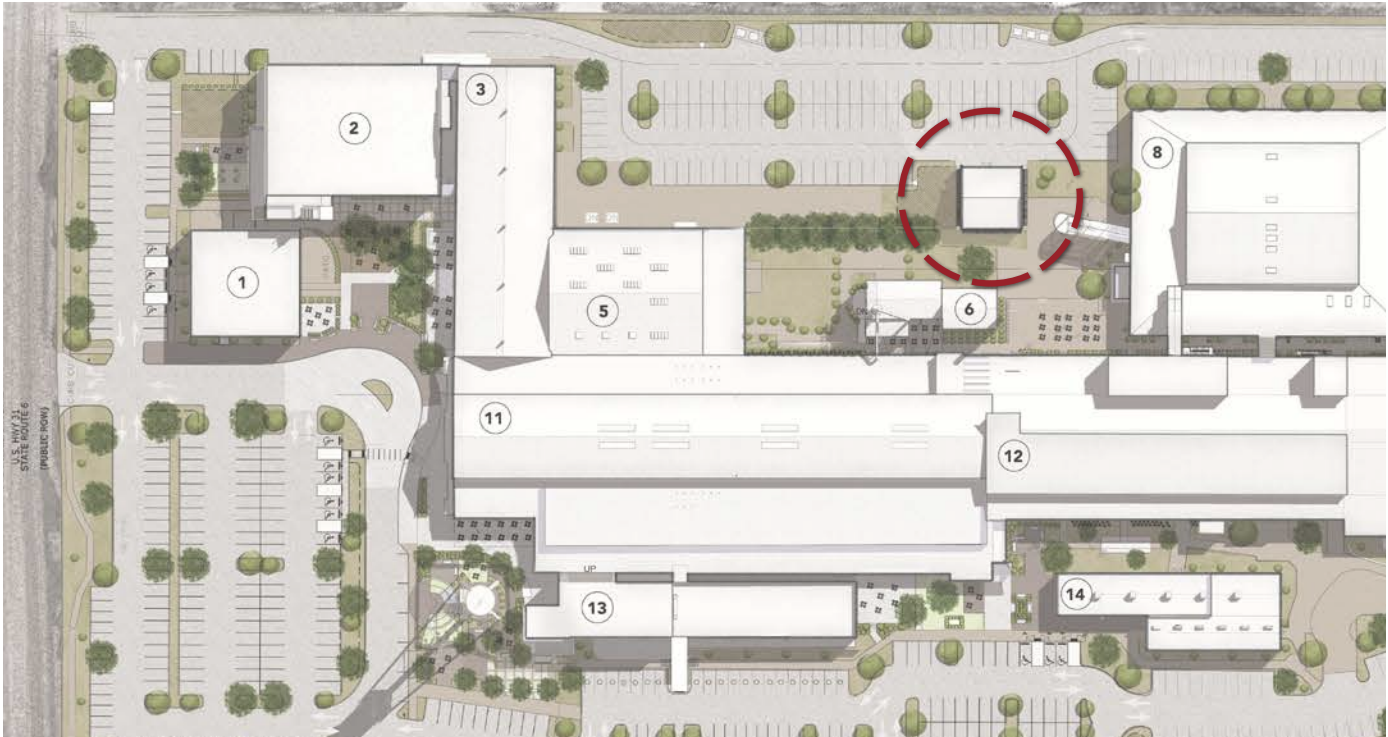
- Addition of carousel building and use
- Distribution of refuse areas
- Address cross access and connectivity
- Creation of comprehensive signage plan for the whole campus

*NOTE: MASTER PLAN PLAZA SPACES SHOWN ARE SIMPLIFIED REPRESENTATIONS AND DO NOT ACCURATELY DEPICT PROPOSED DESIGNS

THE FACTORY AT FRANKLIN

DEVELOPMENT PLAN REVISION

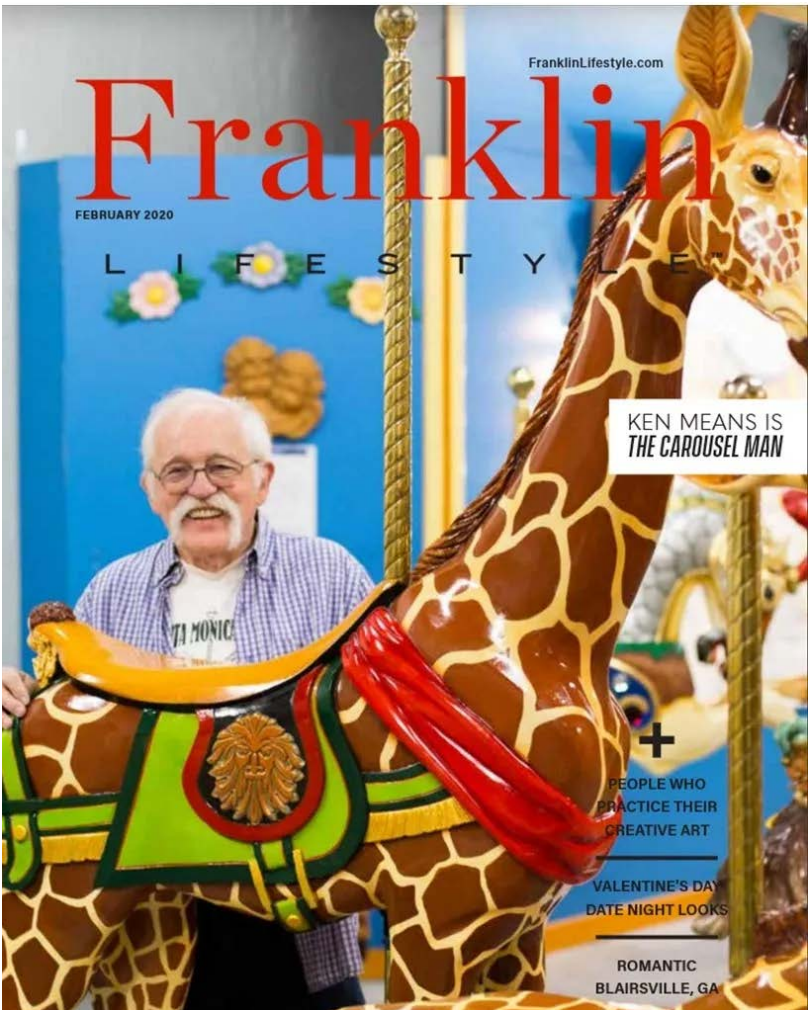
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KEN MEANS CAROUSEL

Master Carver, Instructor,
Painter, Bronze Artist,
Pacific Northwest Indian
Mask Carver

Featured in multiple news
articles and interviews for
his incredible work.





PROPOSED EAST ELEVATION



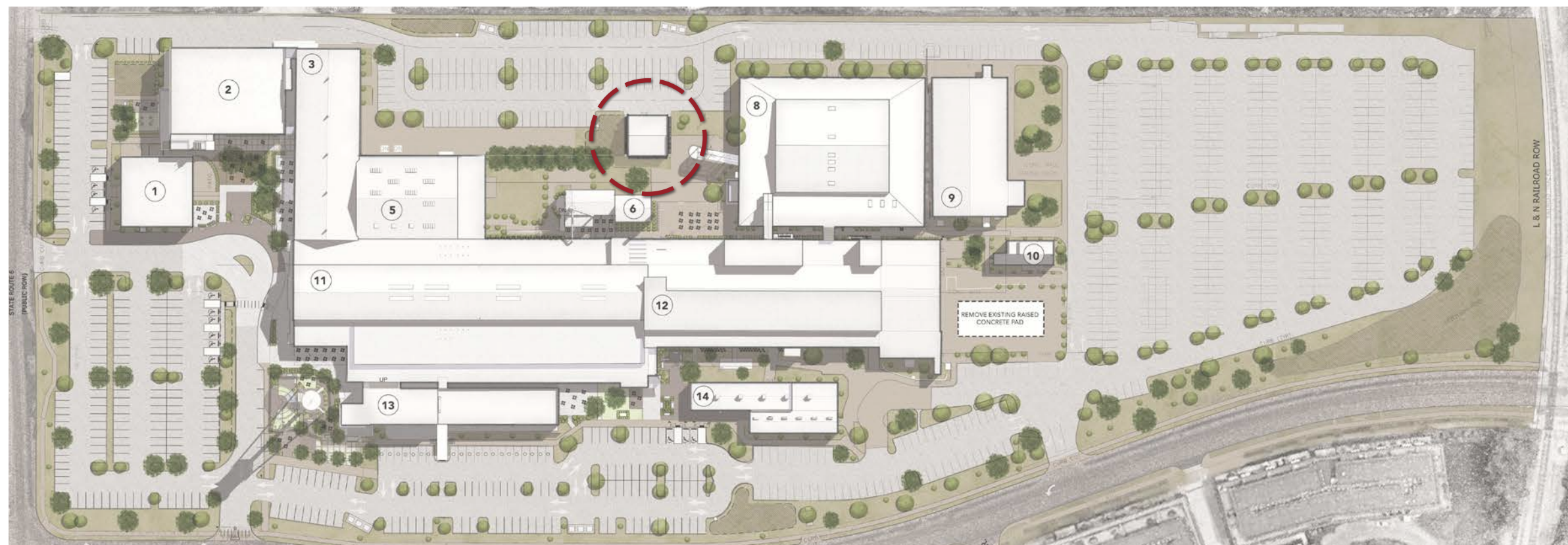
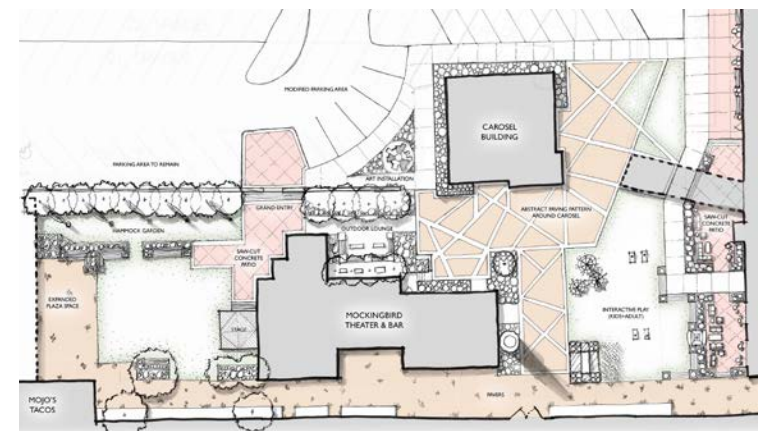
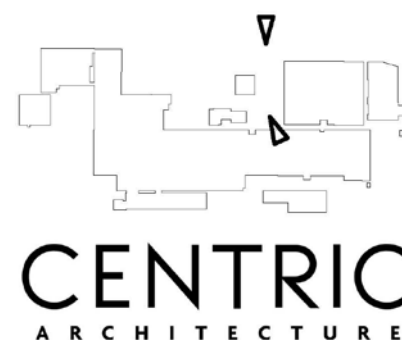
PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



CAROUSEL BUILDING

Proposed Addition:
2,600 SF building

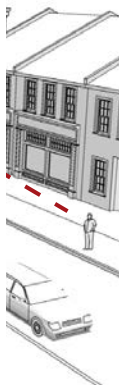
Accessory Use:
Commercial Recreation

An establishment primarily engaged in providing participatory athletic, recreational, or physical fitness services to the public for a fee, such as fitness and recreational sports centers, health and fitness studios, bowling centers, miniature golf courses, paint ball or laser-tag arenas, recreational day camps, and other recreational activities.

-C.O.F. Zoning Ordinance

Modification of Standards Request 1

Our request is to allow dumpsters in the secondary frontage of the Factory along Liberty Pike.



13.3.4 Refuse Areas

- A. Refuse areas, such as dumpsters, trash compaction, garbage or recycling collection, and other similar service areas shall be located away from frontages and to the side or rear of the building, and at least five feet from any lot line.
- B. Walls shall be provided to fully screen refuse areas from public view, and be no less than six feet in height. The walls shall be opaque and constructed of brick or stone materials that complement the main colors and materials of the associated building they serve.
- C. Gates shall be opaque and designed to complement the wall materials. To allow dumpster gates to remain closed as often as possible, either a pedestrian door, wall

Modification of Standards Request 2

Amend wall height chart to allow wall closer than the required 15’ from lot line in a side street of corner lot.

city. Fence design adequate drainage boxes, flap gates, gaps at the bottom ing requirements in ction 4.3, Floodway

thin the SCO are n 4.9, SCO—Scenic t.

not:

thin a public right- to be dedicated for

: distance visibility points of ingress/

an access easement; ty easement, unless lder has provided

ydrants, mechanical y equipment; and six feet of a fire

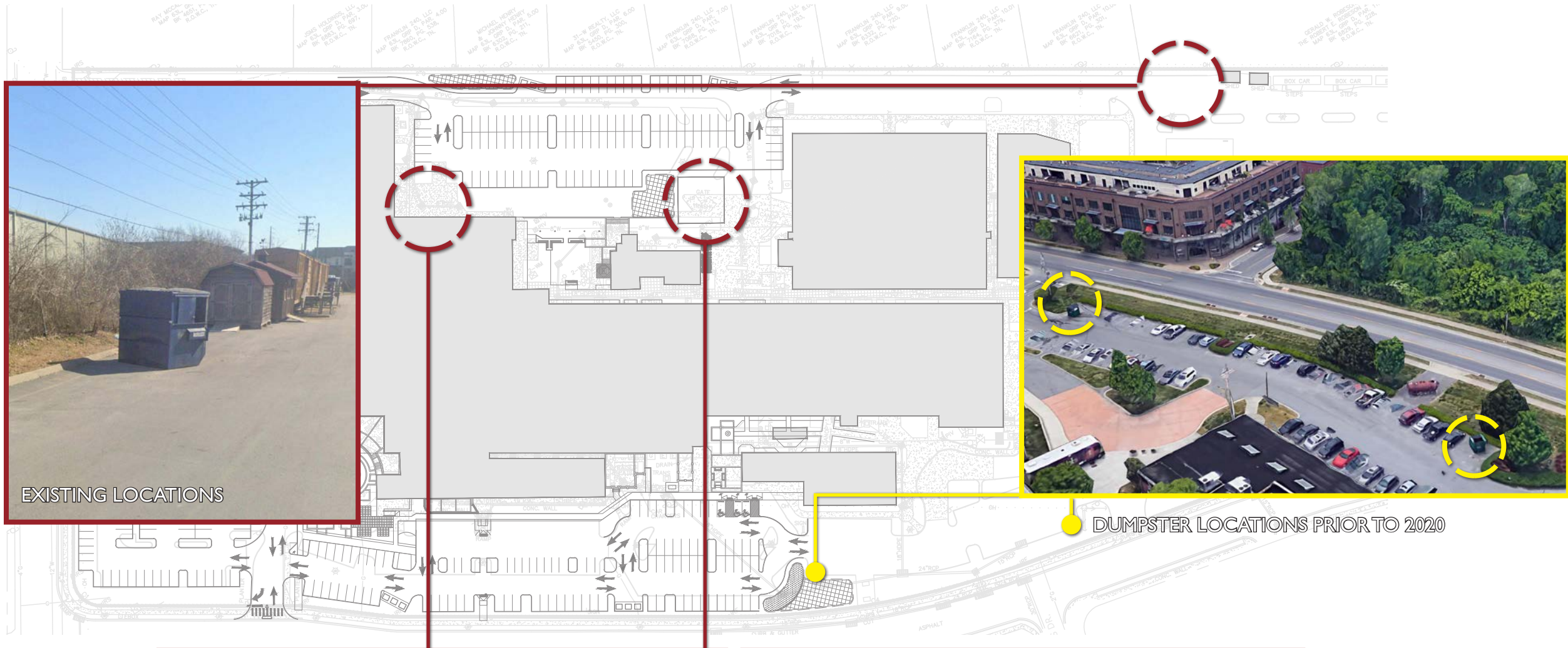
; public parks, ts fields are exempt

C. Maximum Wall Height

Fence and wall height shall comply with the following table:

Location	Maximum Height
Front Yard	3 feet, but may be 4.5 feet for board horse fencing AG district not regulated
Front Yard Facing a Side Street, at Least 20 Feet Behind the Front Facade (for Corner Lots Only)	7 feet for residential uses and the OR district 8 feet for nonresidential and mixed-uses Where a driveway access is located on the side street, the fence or wall shall either be set back a min. 15 feet from the side street lot line or not exceed a height of 3 feet
Side or Rear Yard	7 feet for residential uses and the OR district 8 feet for nonresidential and mixed-uses
Open Space Lot Frontage Treatment	3 feet, but may be 4.5 feet for board horse fencing

MODIFICATIONS OF STANDARDS



EXISTING LOCATIONS



DUMPSTER LOCATIONS PRIOR TO 2020



EXISTING LOCATIONS



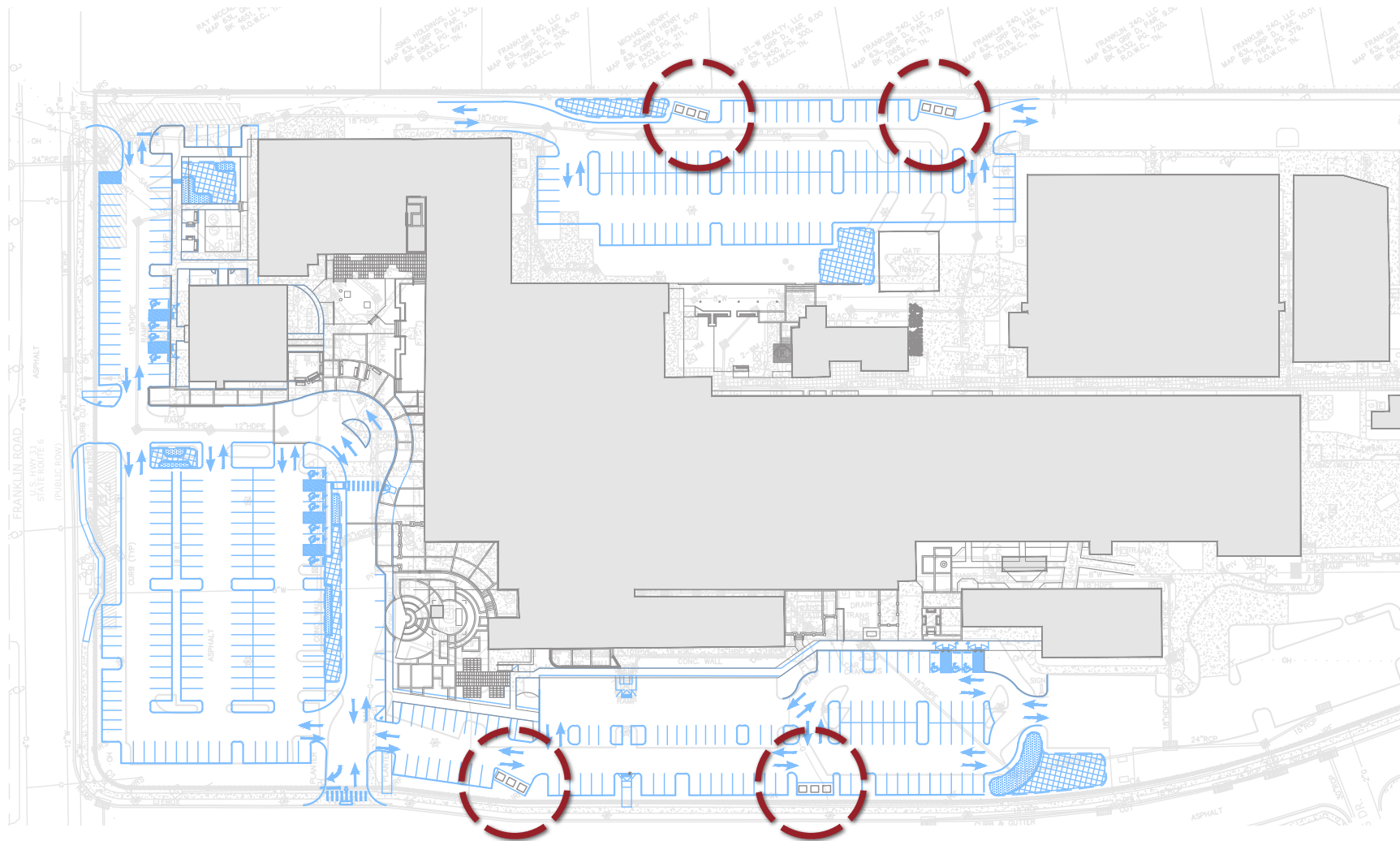
EXISTING LOCATIONS

MODIFICATIONS OF STANDARDS

REFUSE AREAS

Refuse area/dumpster locations are not currently allowed by C.O.F. Standards - our request to modify this standard would accommodate expanded capacity by new businesses and tenants, integrate with proposed parking, and be screened from view with additional landscaping.

Brick enclosures to match Factory architecture, covered by green wall structures with climbing vines to screen the facade. Additional evergreen shrubs and evergreen trees surrounding enclosure for further screening.



INSPIRATIONAL PHOTO:
GREEN WALLS TO SURROUND REFUSE
AREA ENCLOSURES

MODIFICATIONS OF STANDARDS

MOS 1:

Allow location of refuse screening in the Frontage (Liberty Pike)

MOS 2:

Amend wall height chart to allow wall closer than the required 15' from lot line in a side street of corner lot.



INSPIRATIONAL PHOTO:
PEDESTRIAN & ACCESS DOORS



CONCEPT PLAN

THE FACTORY AT FRANKLIN

M.O.S. REQUEST - REFUSE AREAS

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Modification of Standards Request 3

The requirement as written would required 11 stub roads to north properties.

Our request is to provide 3 connection points that would grant access to all properties through Harpeth Industrial Court

9.5.3 Cross Access Between Adjacent Properties

- A. Internal vehicular circulation shall be designed to provide cross access to each adjacent property, unless the DRT waives the requirement due to topographical constraints, natural features, or other vehicular safety factors.
- B. Cross access to adjacent properties shall include connection to all existing streets or street stubs, access easements, internal drives, drive aisles, driveways, and parking areas.
- C. Cross access shall provide two- way travel lanes with pavement to the property line. Property shall not be subdivided to avoid this requirement.
- D. The applicant shall provide written notice to all adjoining property owners prior to the initial submittal of the applicable application. This notice shall provide a visual and narrative explanation of the proposed cross access connection points.
- E. The applicant is responsible for constructing and improving the cross access to the adjacent property line prior to issuance of the first certificate of occupancy. The applicant shall perpetually maintain the cross access to the adjacent property line.
- F. The cross access easement shall be recorded as part of a final plat.

9.6 Pedestrian Circulation

9.6.1 Placement and Connections

- A. Sidewalks and curb shall be required on both sides of public and private streets and internal drives, except along Mack Hatcher Parkway, I-65, and undeveloped edges of natural areas.
- B. A continuous internal pedestrian circulation

system shall be provided through development. Sidewalk connection be provided:

1. Between each building main entrance and the nearest street or internal sidewalk. These connections shall be placed on a straight and direct route;
 2. Between each dwelling unit entrance in a multiplex or multifamily building and the nearest street or internal sidewalk;
 3. Between differing uses, such as between neighborhood commercial centers and open spaces with residential use;
 4. That connect to existing, planned, or potential future sidewalks or multi-use paths at adjacent property boundaries;
 5. That connect to existing or planned private trail systems in all developments, where possible;
 6. Between open spaces within a development; and
 7. Building main entrances and associated parking areas.
- C. In cases where a block length exceeds 600 feet, a sidewalk in a public access easement or open space lot shall be provided block internally to connect streets on opposite sides of the block.
 - D. At the end of a close or cul-de-sac, a sidewalk and public access easement shall be provided that extends the pedestrian circulation system, to the maximum practicable, to the closest adjacent sidewalk, or multi-use path.

9.6.2 Sidewalks

- A. Sidewalks along streets and internal drives shall comply with the Transportation Street Technical Standards and be provided in either a public right-of-way or a private access easement.

MODIFICATIONS OF STANDARDS

Cross Access

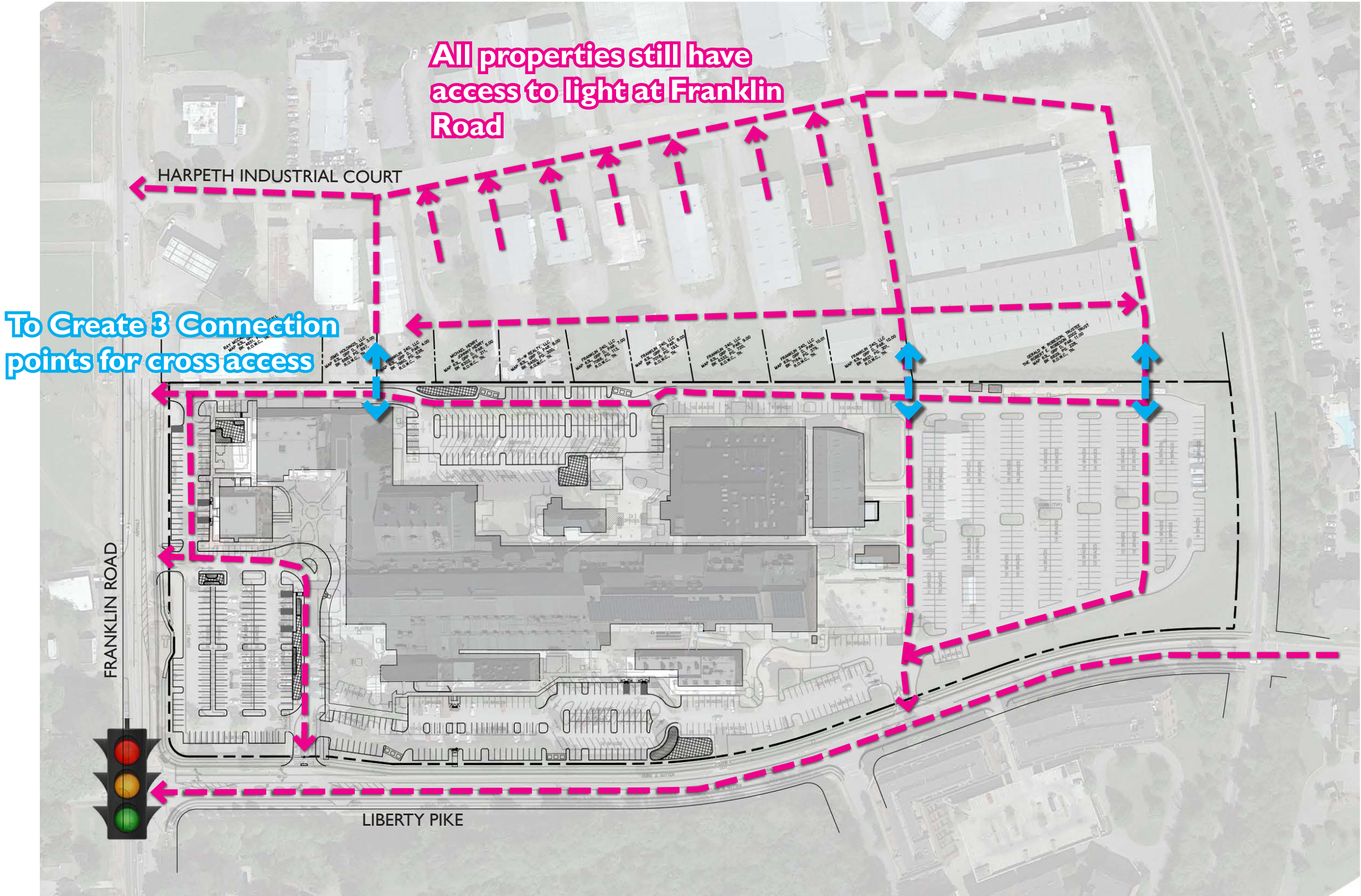
Required Connections:



MODIFICATIONS OF
STANDARDS

Cross Access

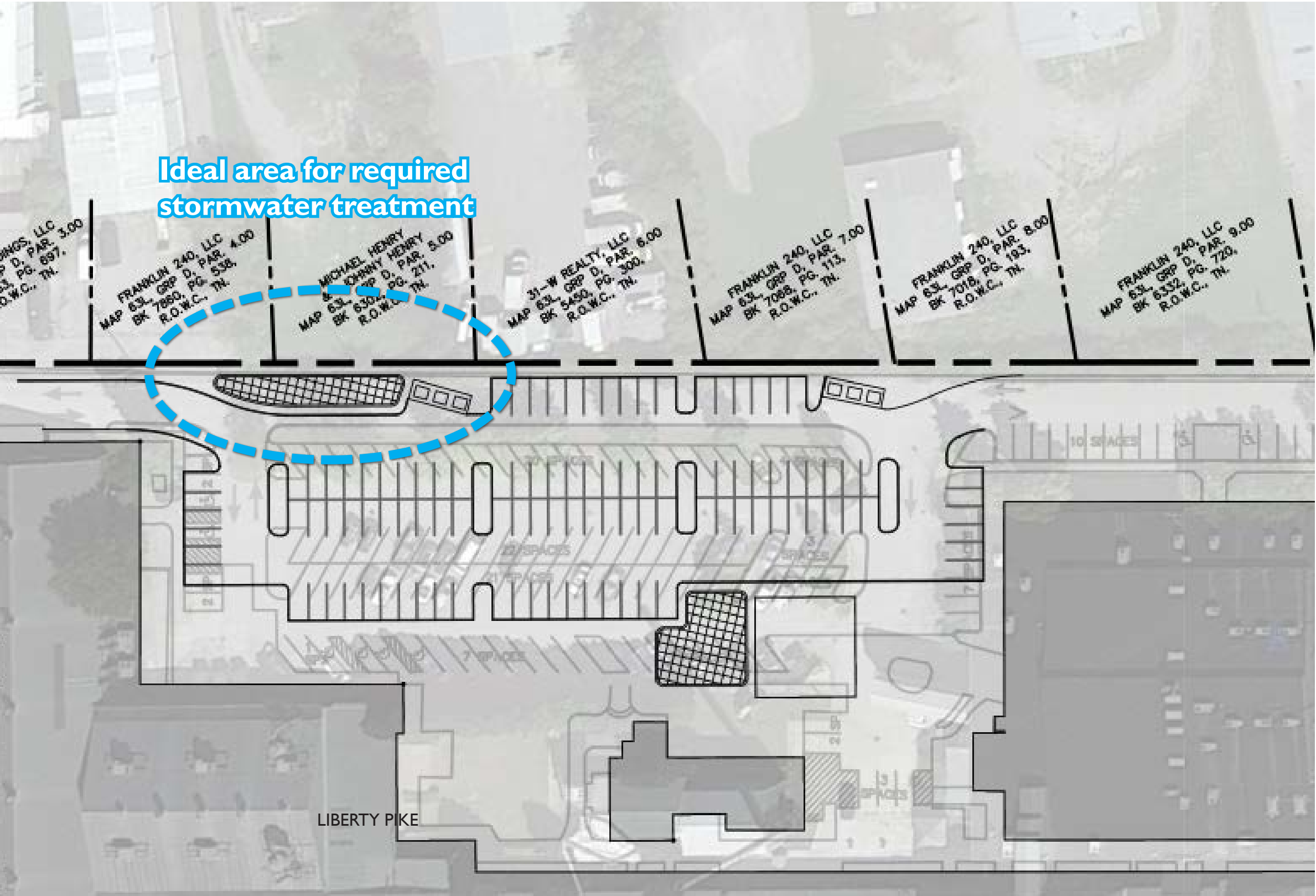
Our Request:



MODIFICATIONS OF STANDARDS

Cross Access

Our Request:



MODIFICATIONS OF STANDARDS

Cross Access

MODIFICATIONS OF STANDARDS

Sec. 15.1.3 (Signs - Proportion and Shape)

By code, signs shall not be irregularly shaped.

Request modification to allow signage to be the shape of a item that is representative of a tenant logo or symbol.



MODIFICATIONS OF STANDARDS

Sec. 15.4 (Signs - Band Sign - Quantity)

By code, a maximum of one per main entrance per retail storefront/ tenant space on the ground floor.

Request modification to allow one Band Sign per tenant along the same facade.



MODIFICATIONS OF STANDARDS

Sec. 15.5 (Signs - Canopy Signs - Location)

By code, Canopy Signs shall not project above or below the canopy or be above the building roof line.

Request modification to allow Canopy Signs to be above or below the roof line.



MODIFICATIONS OF STANDARDS

Sec. 15.12 (Signs - Small Projecting Signs - Quantity and Size)

By code, a maximum of one per building main entrance with a maximum of 4.5 sq ft per side.

Request modification to allow one Small Projecting Sign per tenant along the same facade.

Additionally, it is being requested that the size allowance be allowed to be a maximum of 6.5 sq ft per side in the alleyway area only. All others to comply with 4.5 sq ft.



MODIFICATIONS OF STANDARDS

Sec. 15.14 (Signs - Vertical Blade Signs - Height)

By code, Vertical Blades are placed at the corner of the building or at a change in massing near the corner of the building, and shall not project below the window header of the first floor.

Request modification to allow Vertical Blade Signs along a facade, even when that elevation is less than two stories.

These will not project above roof lines, and will maintain a proper above grade height.

These are to be restricted to the four specified locations of:
BUILDING 11 & 13
0007.0, 0014.0, 0016.0
BUILDING 8
0030.0





MODIFICATIONS OF STANDARDS

Sec. 15.14 (Signs - Vertical Blade Signs - Height)

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These are to be restricted to the four specified locations of:
BUILDING 11 & 13
0007.0, 0014.0, 0016.0
BUILDING 8
0030.0

MODIFICATIONS OF STANDARDS

Sec. 15.15 (Signs - Wall Sign - Quantity & Location)

By code, a maximum of one Wall Sign per building facade.

Additionally, the maximum height is the main roofline of the uppermost full story.

Request modification to allow one Wall Sign per tenant along the same facade.

Additionally, in certain locations, request that the Wall Sign be allowed to extend above a lower level roof line, or sit directly on top of a lower roof line.



MODIFICATIONS OF STANDARDS

Sec. 15.15 (Signs - Wall Sign - Quantity & Size)

By code, a maximum of one Wall Sign per building facade.

Request modification to allow two direct painted Wall Sign signs on the existing Water Tower at approximately 350 sq ft each.



THE FACTORY AT FRANKLIN

M.O.S. REQUEST - SIGNAGE

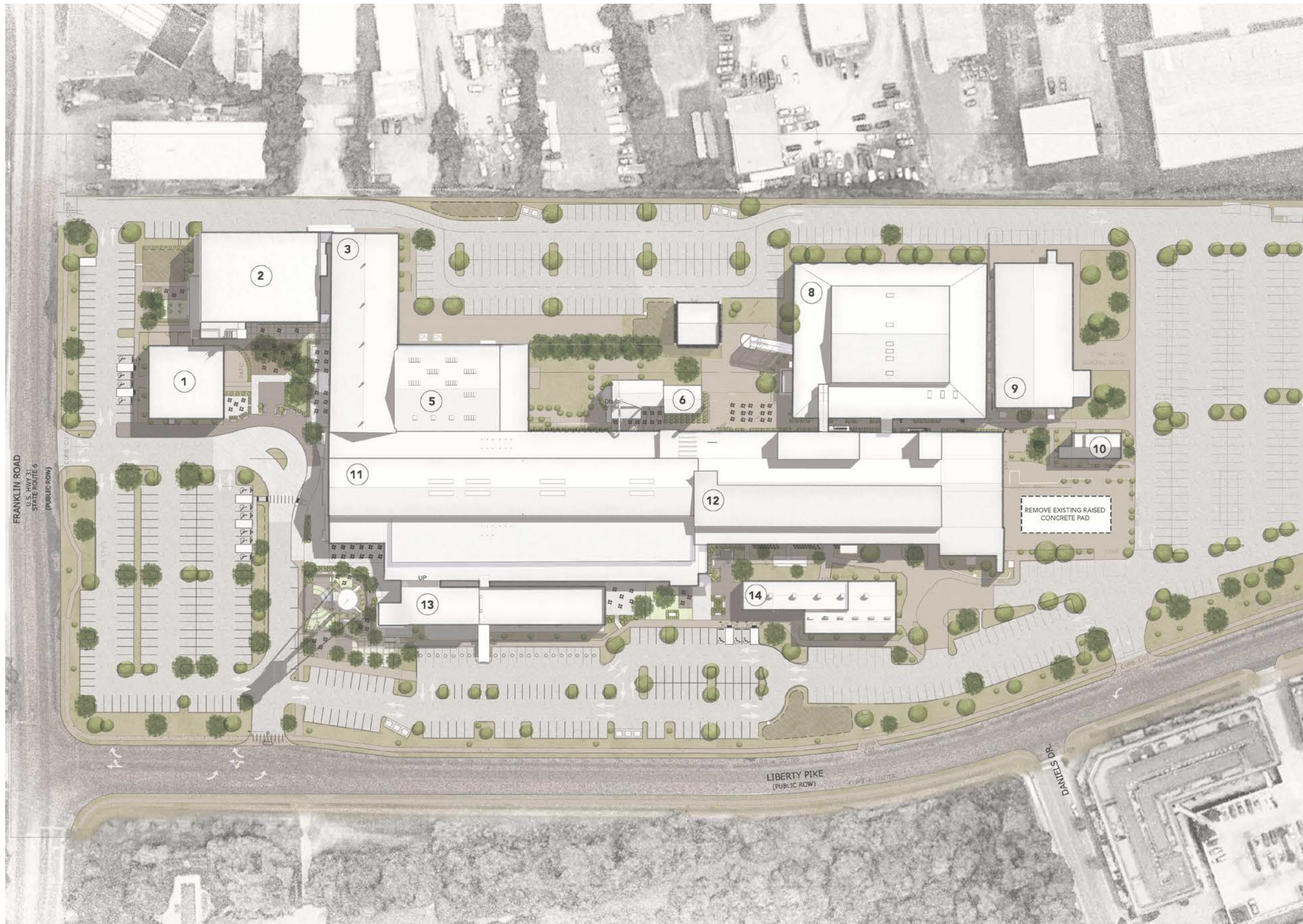
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DEVELOPMENT PLAN REVISION:

Next Steps:

Resubmittal:
August 4th

Planning Commission:
August 25

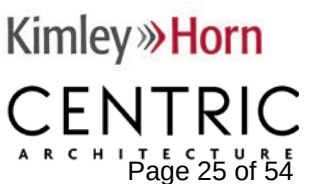


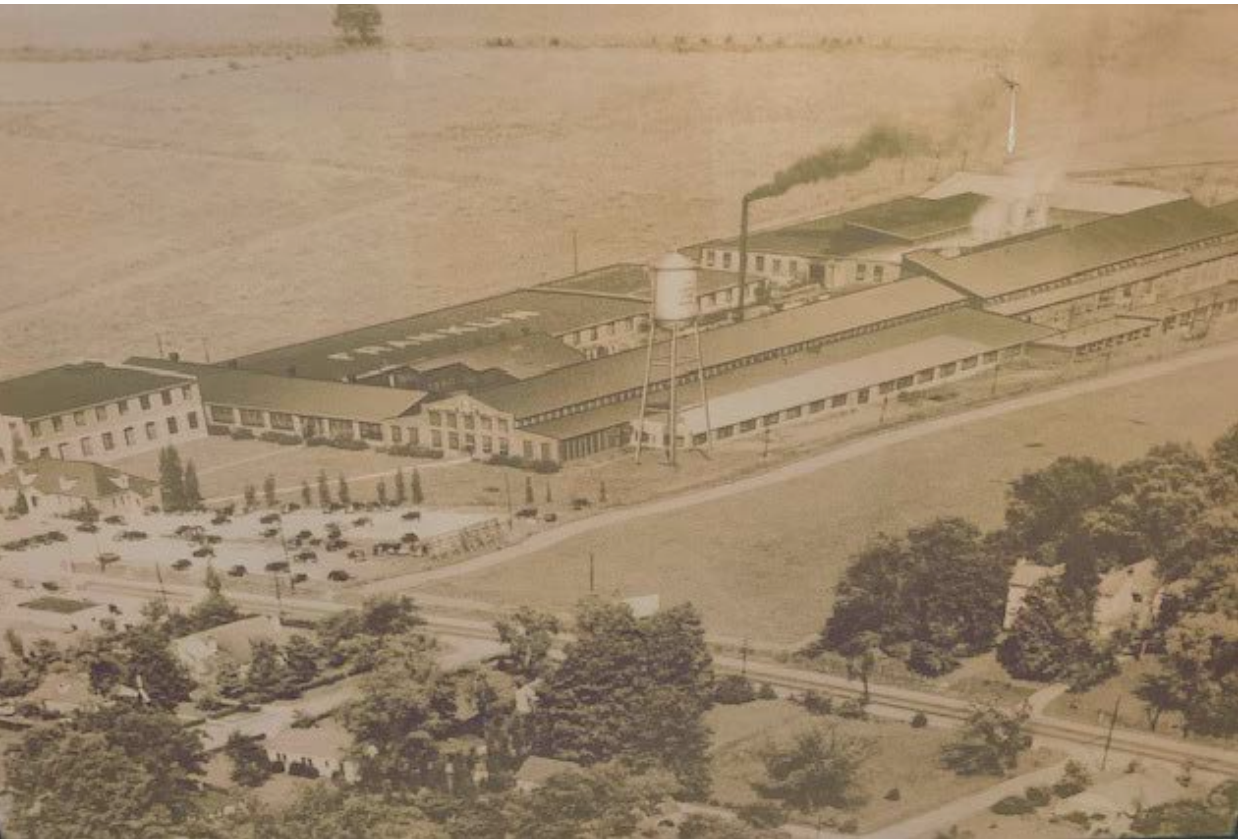
*NOTE: MASTER PLAN PLAZA SPACES SHOWN ARE SIMPLIFIED REPRESENTATIONS AND DO NOT ACCURATELY DEPICT PROPOSED DESIGNS

THE FACTORY AT FRANKLIN

DEVELOPMENT PLAN REVISION

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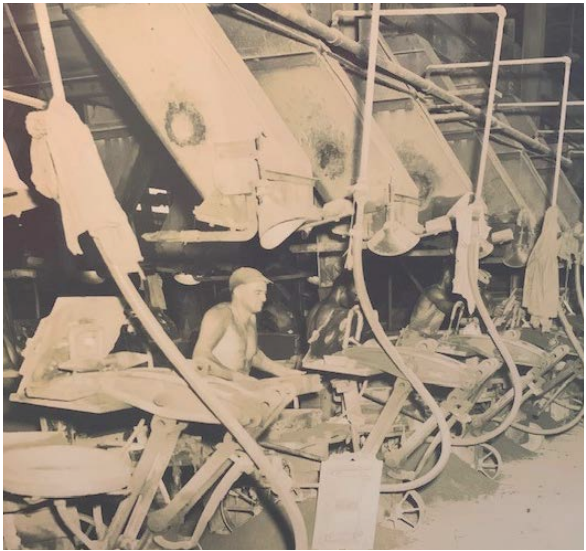


THEN:
Built in 1929 for stove manufacturer, Allen Manufacturing Co. (later home to businesses such as Magic Chef and Jamison Bedding co.), the Factory site is just north of downtown Franklin and is comprised by 10 buildings, each with their own unique character.

Later purchased by businessman Calvin Lehew and converted to mixed retail & office / event spaces, the Factory's presence within downtown Franklin has transformed from an industrial manufacturing facility to a neighborhood-commercial tourists' hot spot.

NOW:
The Factory hosts many events, plays, concerts, and is home to various restaurants, retailers, and artisans.

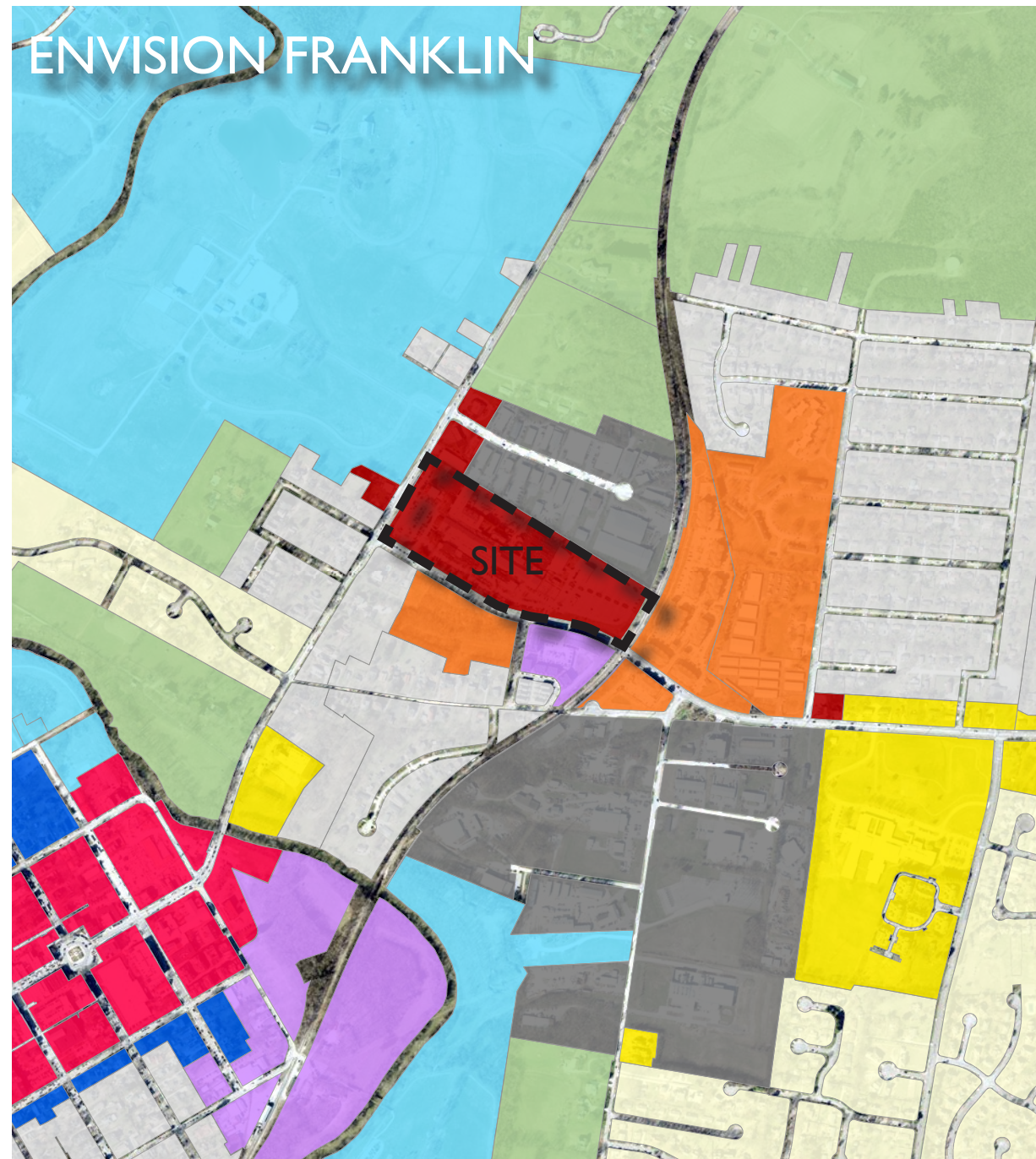
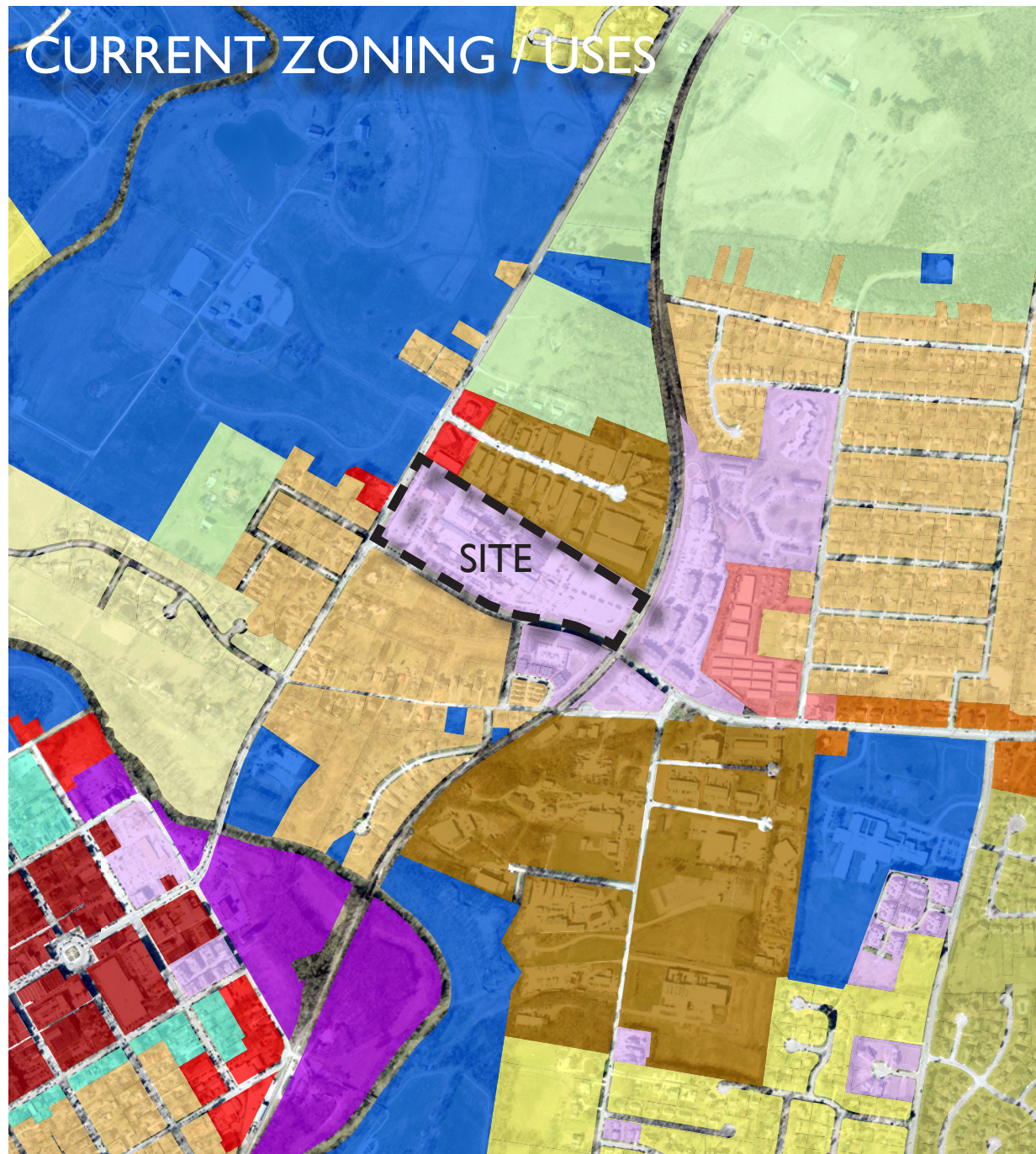
This vision and role within the community is being carried forward exponentially by the Factory's new ownership - Holladay Properties - as they are eager to invest in one of Franklin's historic treasures and enriching community assets.



THE FACTORY AT FRANKLIN

LOCATION MAP + HISTORY





CURRENT ZONING:
PD Planned District

ENVISION FRANKLIN:
Neighborhood Commercial

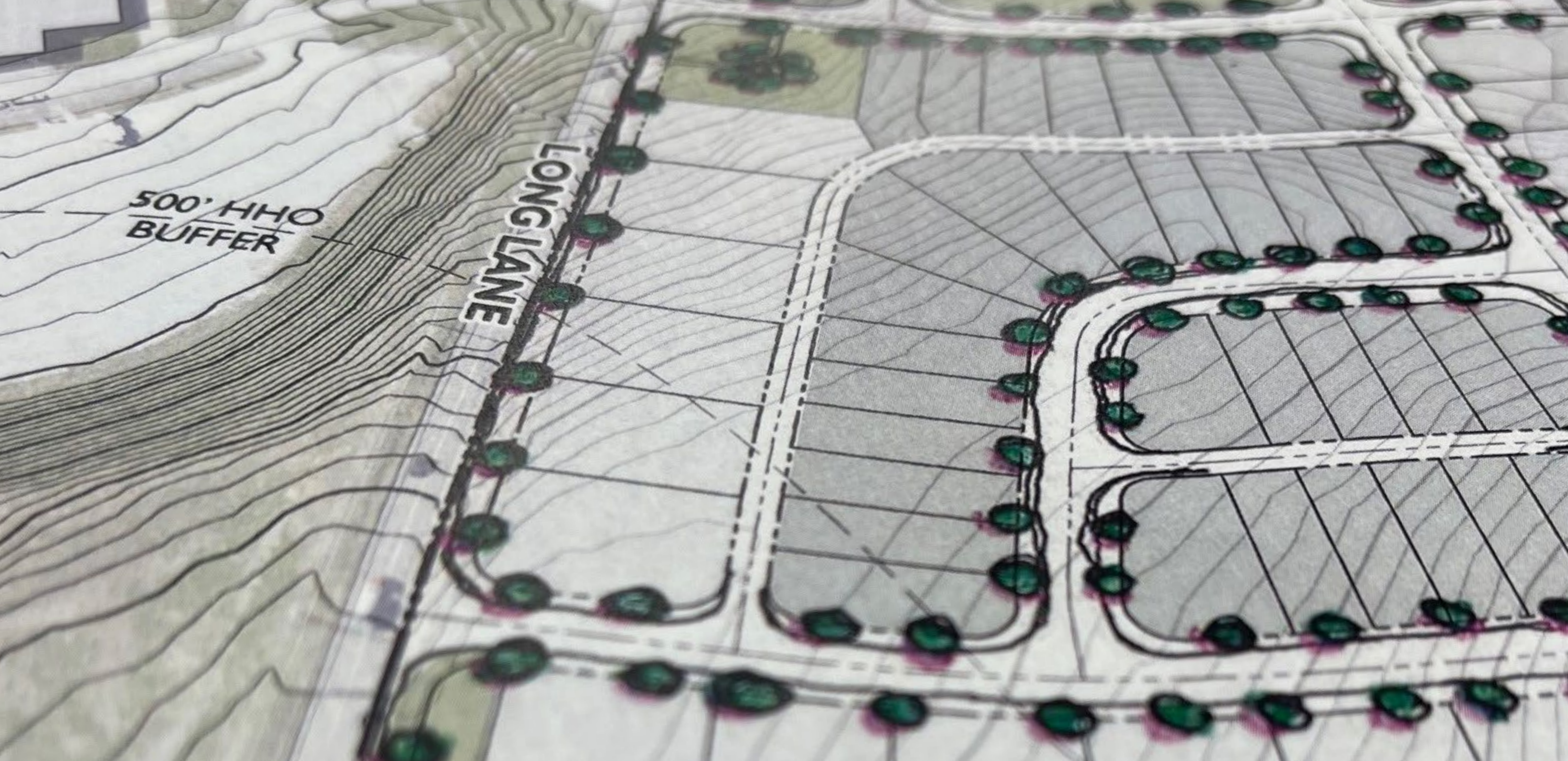
USES:
Institutional, Local Commercial,
Professional and Transitional
Office, Recreation

- | | |
|--------------------------------|---------------------------------|
| Zoning Districts | OR Office Residential District |
| AG Agricultural District | CI Civic Institutional District |
| ER Estate Residential District | NC Neighborhood Commercial |
| R1 Residential 1 District | CC Central Commercial District |
| R2 Residential 2 District | DD Downtown District |
| R3 Residential 3 District | 1ST Avenue District |
| R4 Residential 4 District | 5TH Avenue District |
| R6 Residential 6 District | RC6 Regional Commerce 6 Dis |
| MR Mixed Residential District | GO General Office District |
| PD Planned District | LI Light Industrial District |

- | | |
|---------------------------|-------------------------|
| Design Concepts | Mixed Residential |
| Recreation | Multifamily Residential |
| Conservation | Fifth Avenue North |
| Conservation Subdivision | Main Street |
| Historic Residential | Neighborhood Mixed-Use |
| Compact Residential | Neighborhood Commercial |
| Single-Family Residential | Regional Commerce |
| Office Residential | Industrial Flex |

THE FACTORY AT FRANKLIN

CURRENT ZONING / USES + ENVISION FRANKLIN



THE RESERVE AT MEADOW WOOD

FRANKLIN, TN

JOINT CONCEPTUAL WORKSHOP
07/28/2022



Kimley»Horn

CONTEXT MAP



THE RESERVE AT MEADOWWOOD

ENVISION FRANKLIN DESIGN CONCEPTS

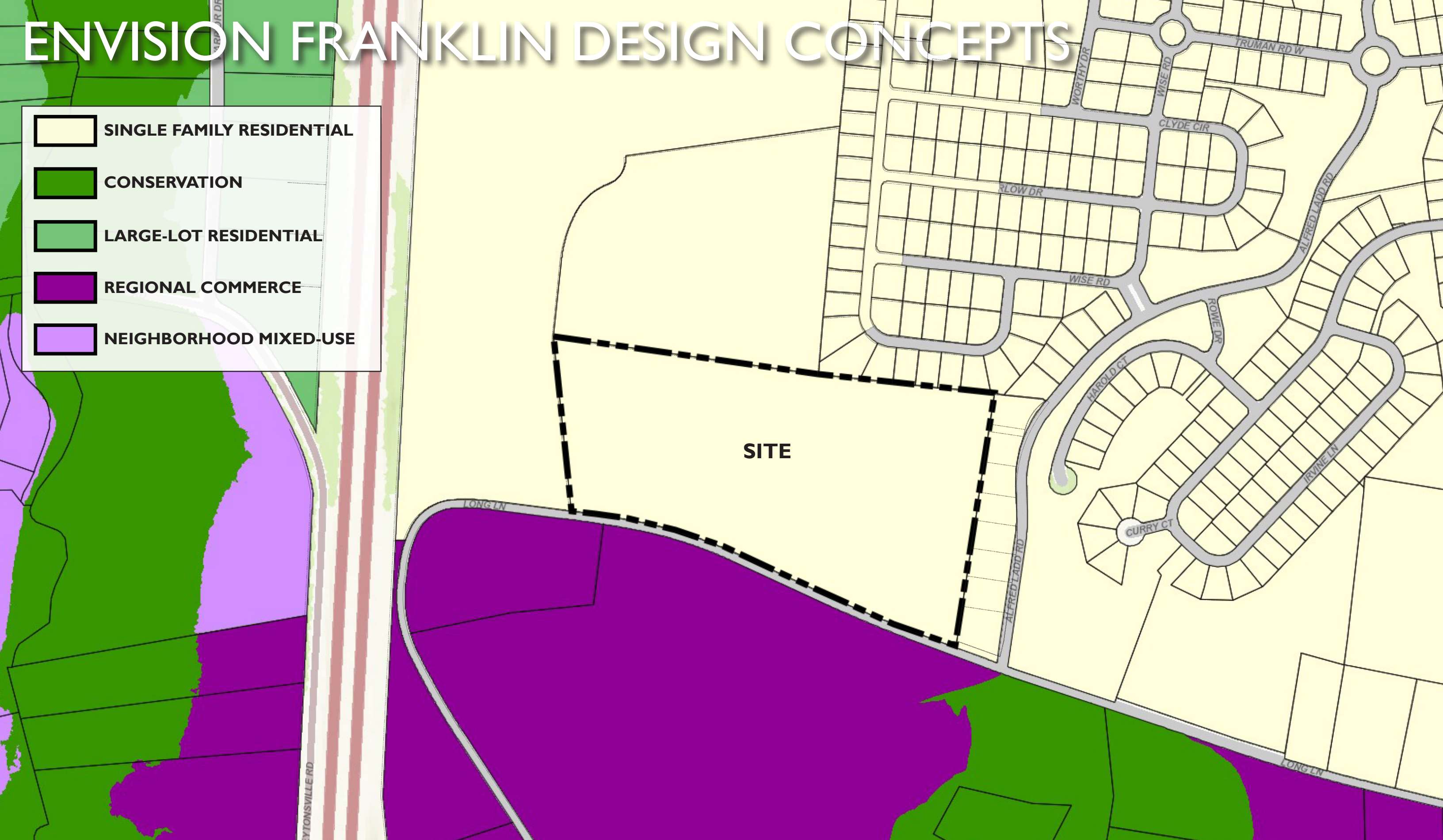
SINGLE FAMILY RESIDENTIAL

CONSERVATION

LARGE-LOT RESIDENTIAL

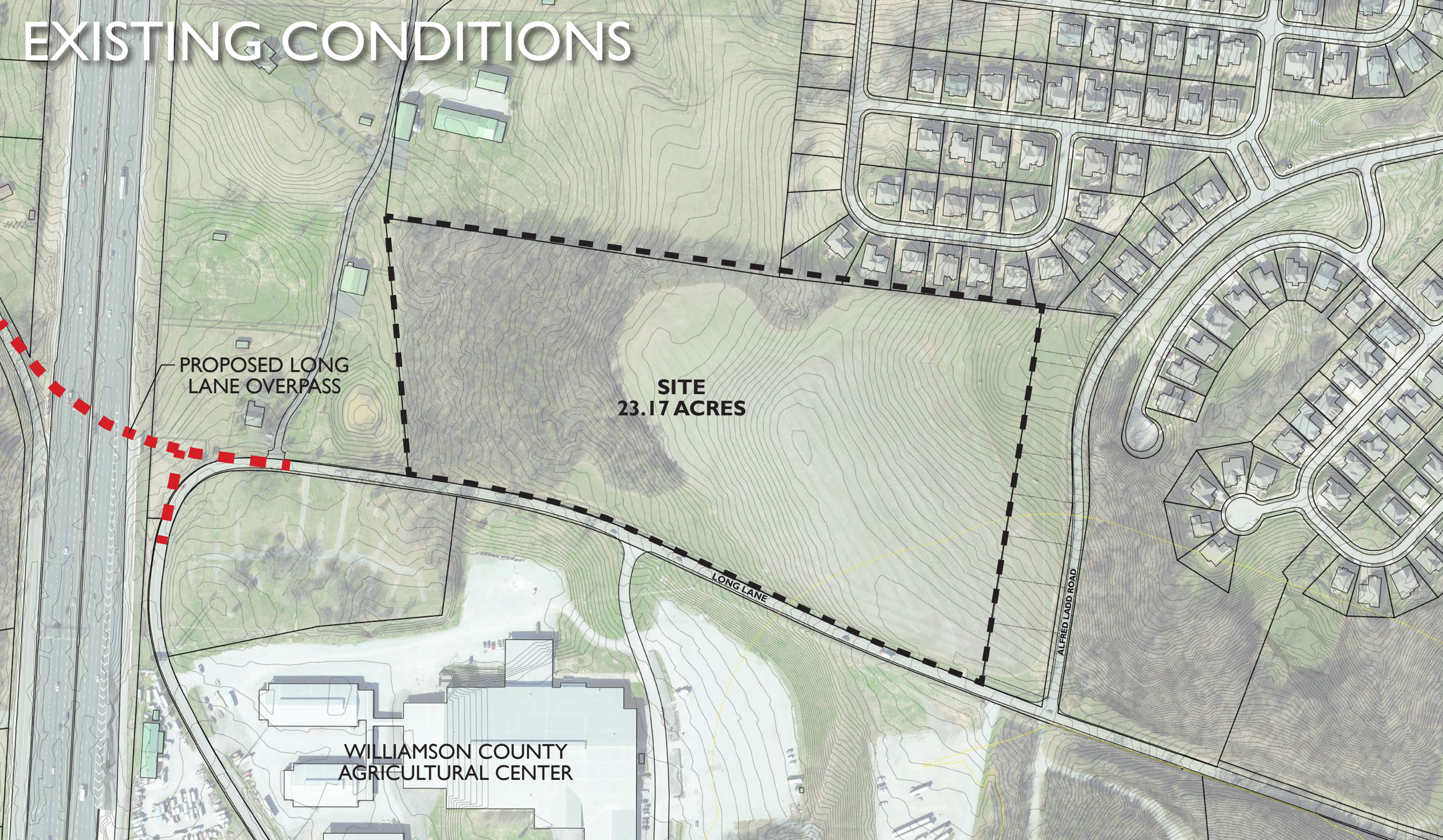
REGIONAL COMMERCE

NEIGHBORHOOD MIXED-USE



THE RESERVE AT MEADOWWOOD

EXISTING CONDITIONS



THE RESERVE AT MEADOWWOOD

PROPOSED MASTER PLAN



SITE DATA

- Site Acreage - 24.5 AC
- 36 - 40' Alley-Loaded Lots
- 10 - 65' Front-Loaded Lots
- 12 - 75'+ Front-Loaded Lots
- 6 - 80' Alley-Loaded Lots
- 64 - Total Lots

MODIFICATIONS OF STANDARDS



CODE REQUIREMENT

CHAPTER 9 - STREETS AND CIRCULATION

9.5 Vehicular Circulation

9.5.1 External Connectivity

B. Street connections, street stubs, or internal drive connections shall be provided in every direction (north, south, east, and west), including connections to all existing streets or internal drives adjacent to the development site.

C. The DRT may determine that a street stub or internal drive connection or alignment shall not be required due to the classification of a street or when adjacent to floodplain, wetlands, riparian buffers, tree save areas, naturally-occurring slopes exceeding 14 percent, or other unique site conditions preventing a street or internal drive connection.

REQUESTED MODIFICATION

The applicant requests to omit a connection to the west. This connection would require roads on steep slopes and would impact the large contiguous area of existing tree canopy in the western area of the property. The property to the north and west of the proposed development is all one property, so providing the proposed connection to the north provides access to this property even without the connection to the west.

ARCHITECTURAL CHARACTER

40' WIDE LOTS



65' WIDE LOTS



75'+ WIDE LOTS





File #: 21-03390

DATE: July 12, 2022

TO: Board of Mayor and Aldermen and Franklin Municipal Planning Commission

FROM:

SUBJECT:

(6:00 - 6:30 PM) Discussion of the Franklin Zoning Ordinance Annual Update.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning

BACKGROUND/STAFF COMMENTS:

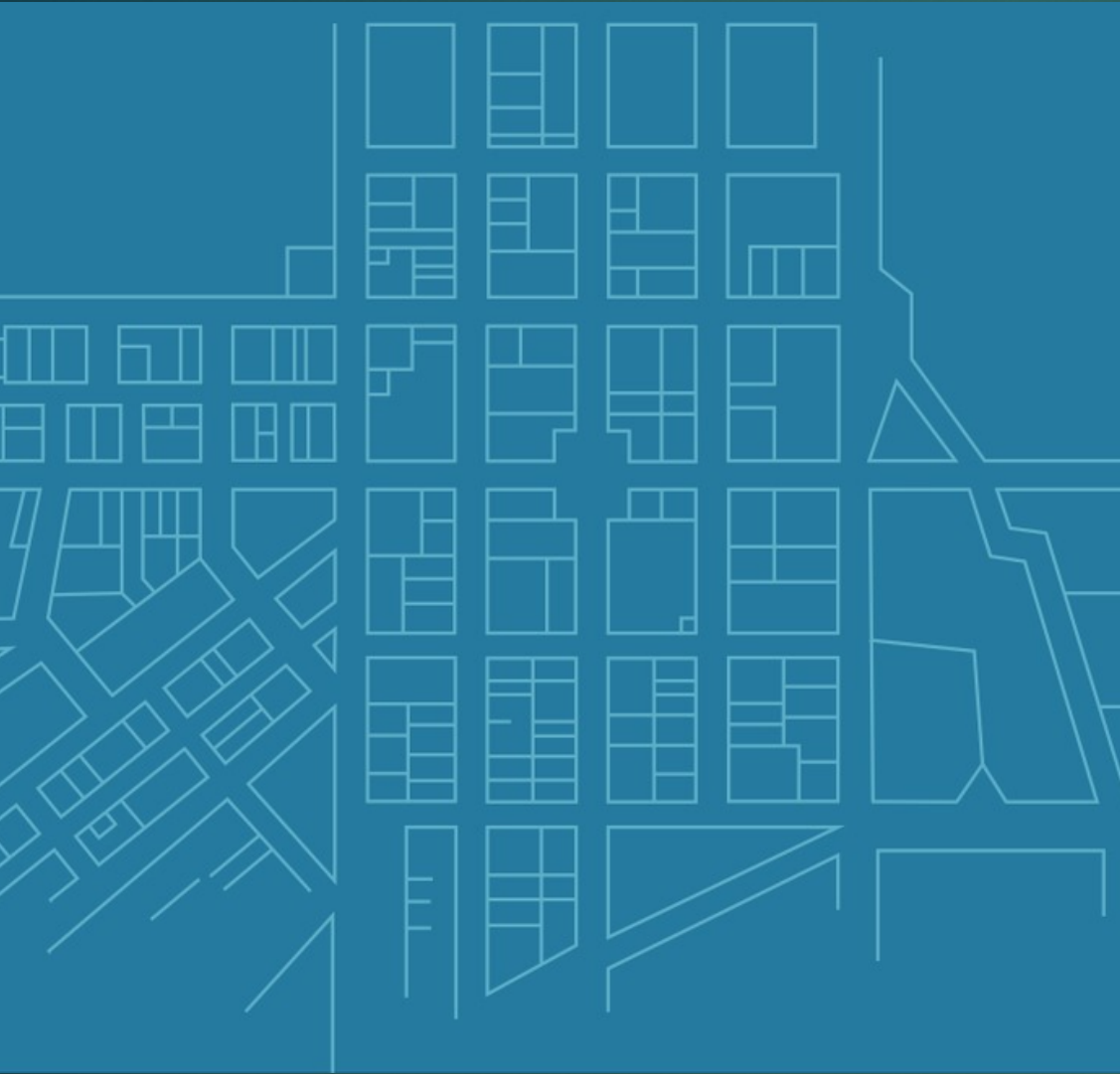
(Brief description of the history and supporting information regarding the item, including an explanation of why staff is recommending the action.)

FINANCIAL IMPACT:

(Include the cost of the item, how the item will be funded, which fund it will come from, if there are grants or loans involved and whether the item is included in the current approved budget.)

RECOMMENDATION:

Staff recommends



Franklin Zoning Ordinance Annual Update

JOINT CONCEPTUAL WORKSHOP

JULY 28, 2022

Annual Zoning Ordinance Update

- ◆ Potential amendments brought forward by staff for feedback by the BOMA and FMPC
- ◆ Feedback determines whether staff should proceed with an amendment
- ◆ Formal approval process in fall/winter

Topics

State Model Floodplain Ordinance update

Parking in floodway for public parks

Parking requirements in the Downtown District

Short term vacation rental part-time usage

Overhead utility line improvements for system upgrades

Convenience signs for parking areas

Performance agreements and sureties

Rezoning

State Model Floodplain Ordinance Update

- State of Tennessee Model Floodplain Ordinance was updated this year to provide more specificity to the current requirements

Proposed Amendment:

- Update the Floodplain Standards accordingly:
 - Substantial improvement
 - Elevation Certificates
 - Finished Construction Floodplain Elevation Certificates

Parking in Floodway for Public Parks

- Parking is currently permitted in the Floodway Fringe, but not in the Floodway
 - The floodway is where water is actively moving during flood events, is the highest hazard area, and is the quickest to flood
- Parks and City active recreation features are permitted in both the floodway and floodway fringe
- Parking spaces are needed for citizens to access the parks

Proposed Amendment:

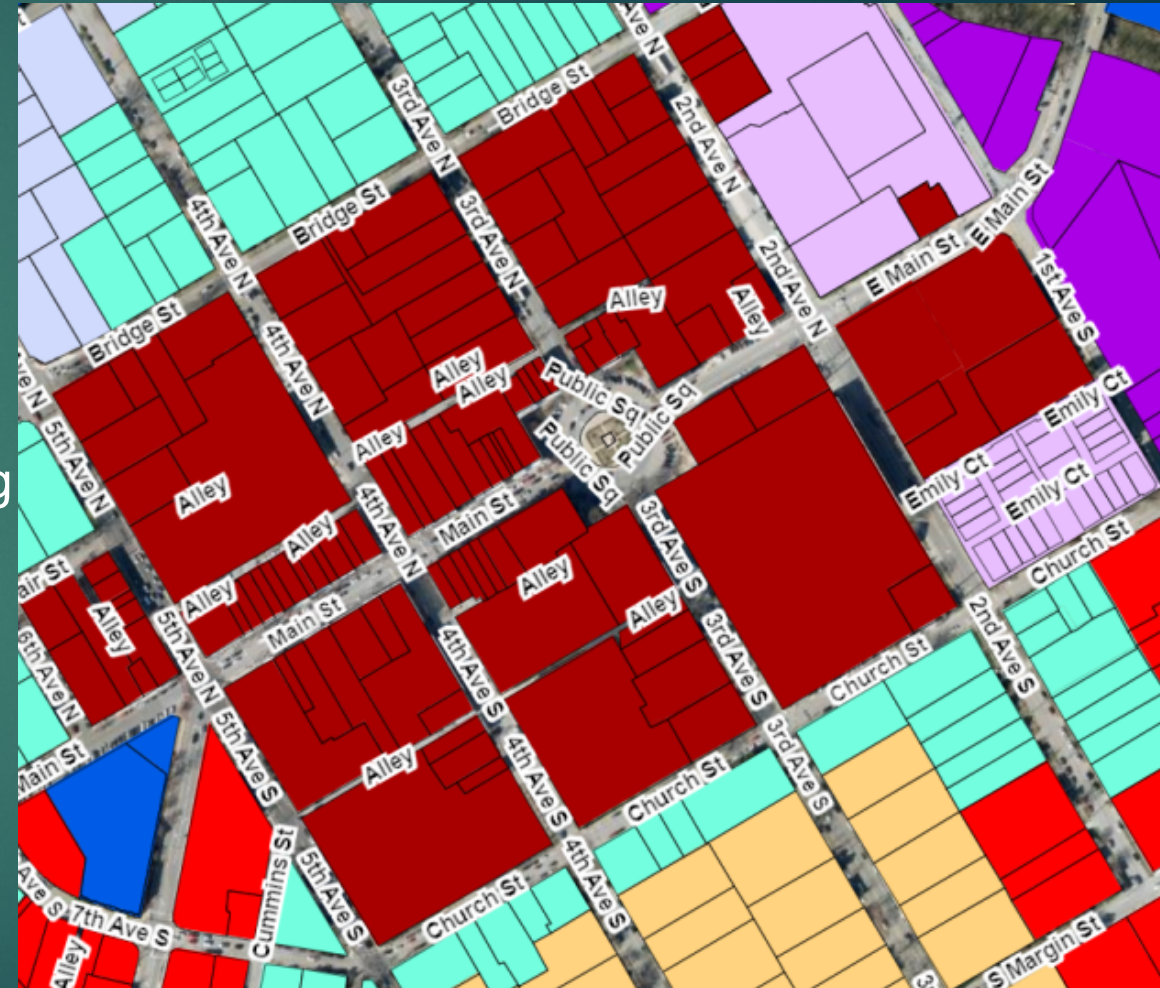
- Allow parking for public parks in the floodway because:
 - Temporary nature while using a park
 - City closes parks during flood events
 - City parks open during daylight hours

Parking in the DD district

- ◆ Recent example of Main Street building to enclose the area under the stairs, but could not meet parking requirement
- ◆ Ordinance currently provides some relief from parking requirements in Downtown District (DD)

Proposed Amendment:

- ◆ Allow up to 1,000 square foot addition without requiring additional parking spaces, so long as no existing parking spaces are removed for the addition



Short Term Vacation Rentals

- ◆ Zoning Ordinance standards are in place to promote community and protect neighborhood integrity
 - ◆ Chapter 5 of the Zoning Ordinance allows STVR in residential zoning districts with the condition that the “owner of the lot is a permanent occupant of the premises”
 - ◆ One criteria to be considered permanent occupant is that a person occupies a dwelling for more than 21 days a month on average within any 12-month period
 - ◆ Questions about permissibility of a STVR are often about how many nights a particular dwelling can be rented

Proposed Amendment

- ◆ Clearly state the maximum number of nights that an owner-occupied dwelling may be rented as a STVR in a rolling 12-month period (113)

Overhead Utility Improvements for System Upgrades

- ◆ Franklin Zoning Ordinance requires all new utilities to be placed underground
- ◆ Advances in high-speed Internet access are spurring improvements in existing service areas with above ground poles

Proposed Amendment:

- ◆ Allow providers to complete system upgrades in existing service areas on existing overhead poles and when not associated with development

Convenience Signs for Parking Areas

- ◆ Clarify standards for convenience signs that designate parking spaces for sign area and height and location

Performance Agreements and Sureties



PERFORMANCE AGREEMENTS
ENSURE THE COMPLETION OF ALL
REQUIRED IMPROVEMENTS FOR A
DEVELOPMENT



SUFFICIENT SURETY IS
REQUIRED TO GUARANTEE
THE DEVELOPER HAS THE
FUNDS TO PAY AND IF THE
IMPROVEMENT IS NOT
COMPLETED, THE CITY CAN
CALL THE SURETY AND
COMPLETE THE
IMPROVEMENT ITSELF



IMPROVEMENTS ARE SOMETIMES
NOT BEING COMPLETED AND THE
CITY IS FINDING THE VALUE OF THE
SURETY IS NOT ENOUGH TO COVER
THE COST FOR THE CITY TO
COMPLETE THE IMPROVEMENT

Performance Agreements and Sureties

Proposed Amendment:

- ◆ Increase value of the performance agreement to 125% of actual cost of improvement (currently 110%)
- ◆ Consider surety reduction request when at least 75% of the improvements are completed (currently 50%)
- ◆ Do not reduce surety below 50% of the original agreement amount (currently 25% of value)
- ◆ Require a fee a re-inspections

Zoning Map Update

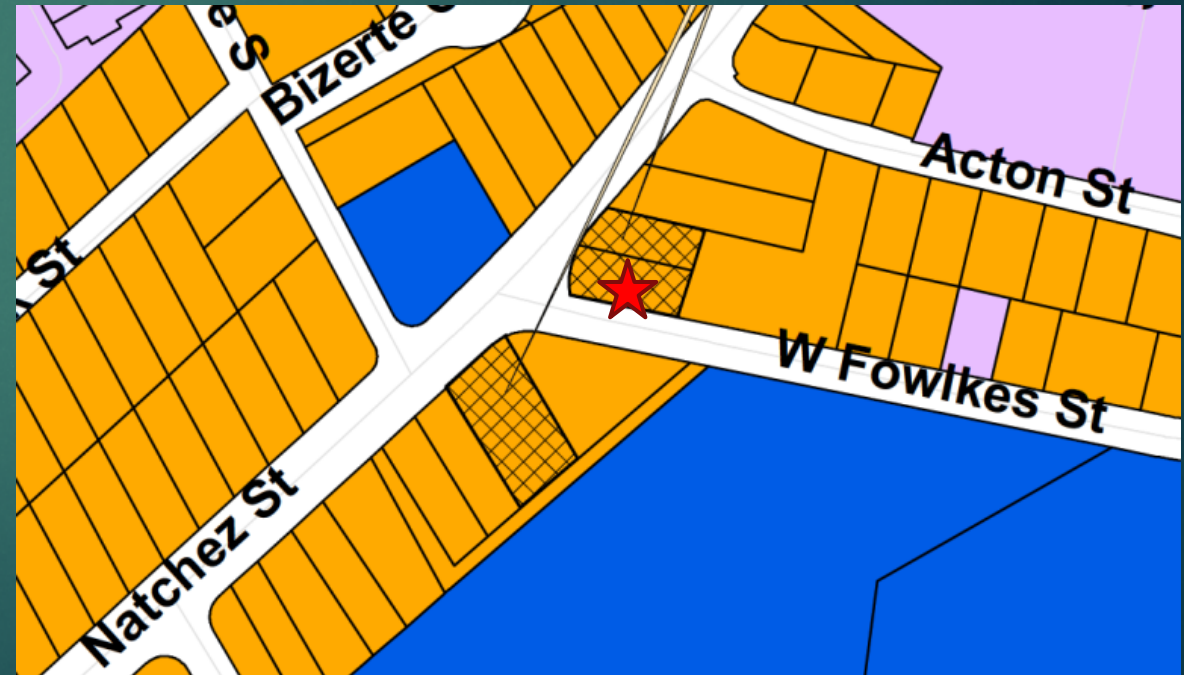
NATCHEZ STREET PROPERTIES/SHORTER CHAPEL AME CHURCH
REQUEST FOR CIVIC INSTITUTIONAL ZONING TO REFLECT EXISTING AND
DESIRED INSTITUTIONAL USES AND THE HISTORIC PRESERVATION
OVERLAY DISTRICT

MINOR LINEWORK CORRECTIONS TO THE SCENIC CORRIDOR OVERLAY
DISTRICT

Shorter Chapel AME Church

255 Natchez Street

- Building constructed ca. 1925
- Listed on the National Register of Historic Places; contributes to the integrity and quality of the historic neighborhood
- Serves as a vital spiritual and social organization in the neighborhood



Bazelia S. Harris Community Life Center

263 Natchez Street

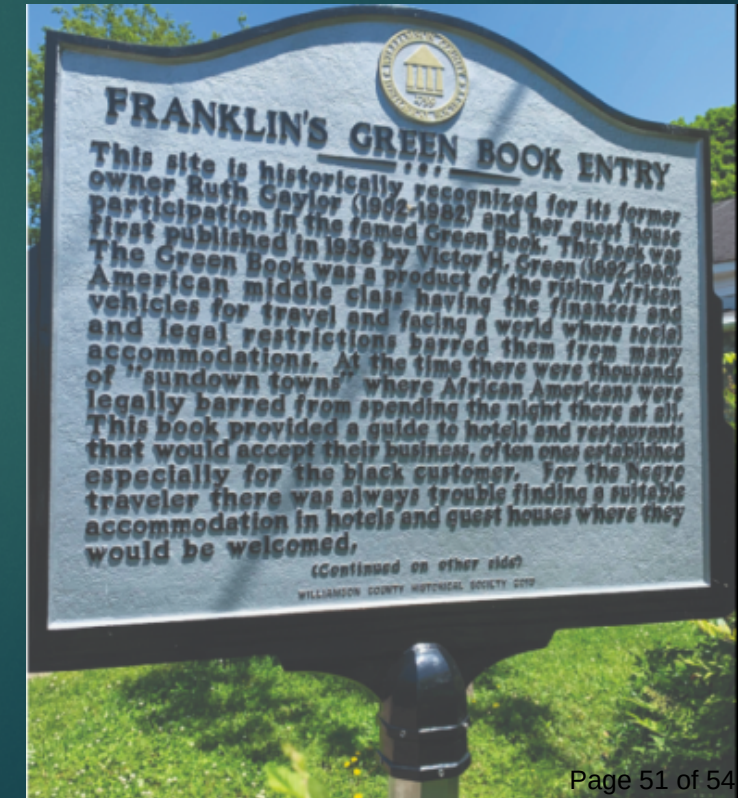
- Built in 2006
- Serves as a Welcome Center for the Natchez neighborhood
- Hosts receptions, business meetings, workshops, special events, and banquets, and serves food for families and after-school programs



Franklin's Green Book House

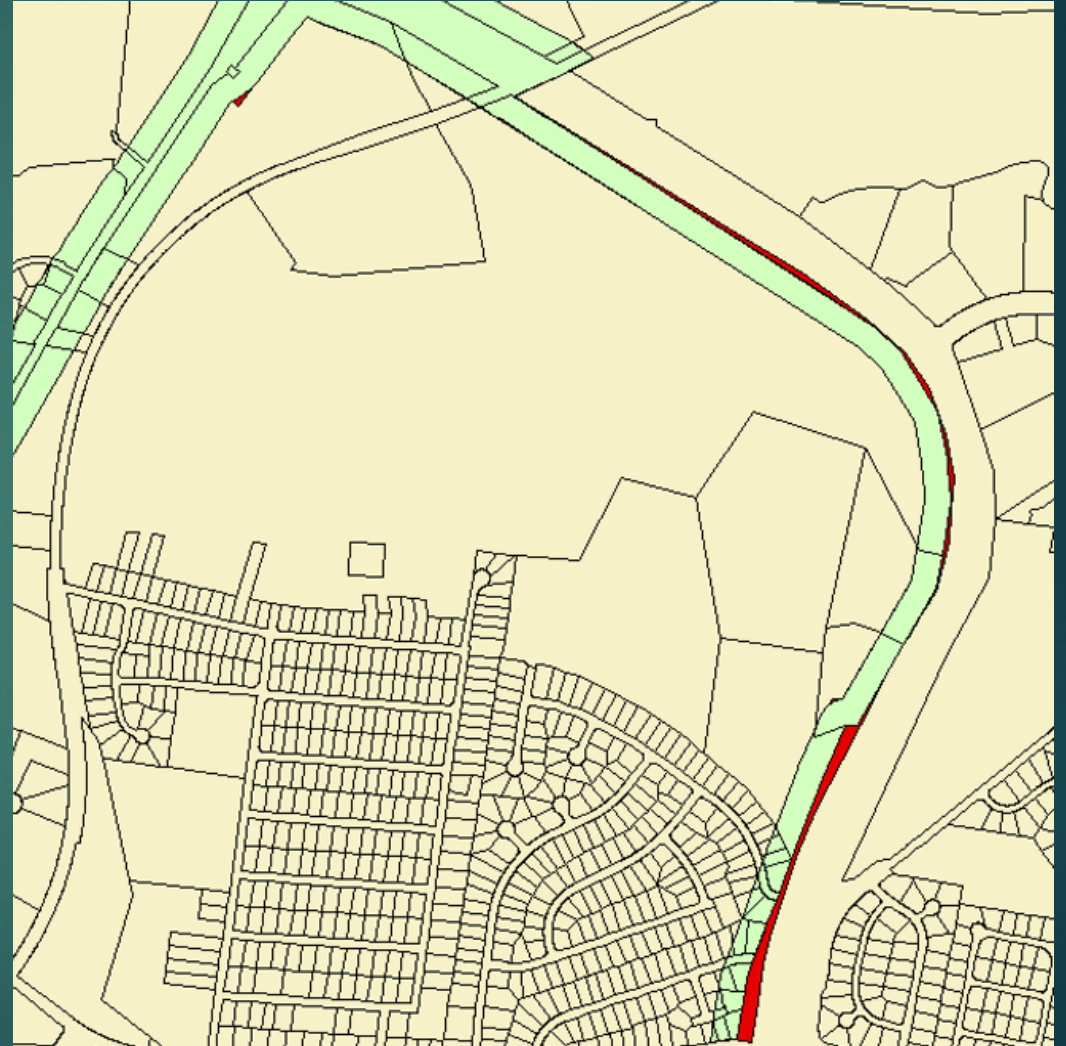
253 Natchez Street

- Constructed ca. 1900 with ca. 1940 addition
- Listed on the National Register of Historic Places; contributes to the integrity and quality of the historic neighborhood
- Served as a safe haven for African American travelers until integration
- Hosts an interpretative marker, which was installed by the Williamson County Historical Society in 2020
- Plans to preserve and interpret the home as a distinct cultural site for the neighborhood are underway



Scenic Corridor Overlay District Linework

- ◆ Very minor line corrections to accurately reflect the Zoning Ordinance text for setbacks along scenic corridors



Mack Hatcher Pkwy

Topics

State Model Floodplain Ordinance update

Parking in floodway for public parks

Parking requirements in the Downtown District

Short term vacation rental part-time usage

Overhead utility line improvements for system upgrades

Convenience signs for parking areas

Performance agreements and sureties

Rezoning

Next Steps

