



City of Franklin

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

Meeting Agenda

Board of Mayor & Aldermen and Franklin Municipal Planning Commission

Thursday, March 28, 2019

5:00 PM

City Hall Training 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 Thursday, March 28, 2019, at 5:00pm in the City Hall Training Room. Additional information can be found at www.franklintn.gov/planning. For accommodations due to disabilities, contact the Human Resources 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.*

CALL TO ORDER

NEW BUSINESS

1. [19-0287](#) (5:00 - 5:10pm) Discussion of a Development Plan Revision replacing 27 villas and 3 single-family lots with 26 villas and 4 cottages and proposing a 9,663 square foot addition, on 14.9 acres, near the intersection of Clovercroft Road and Murfreesboro Road, at 300 Celebration Circle (Silver Grace PUD).

Attachments: [Fountains of Franklin - Silver Grace PUD - JCM - Presentation PDF 3-20-2019](#)

2. [19-0288](#) (5:10 - 5:30pm) Discussion of a Development Plan proposing 15,200 square feet of office, as a part of an annexation and plan of services, on 6.99 acres, near the intersection of Long Lane and Carothers Parkway, at 4321 Long Lane (Refuge Center PUD).

Attachments: [The Refuge Center - Joint Conceptual Workshop - DRAFT](#)

3. [19-0290](#) (5:30 - 6:00pm) Discussion of a Development Plan revision proposing a Modification of Standards regarding Tree Canopy Retention, on 19.83 acres, near the intersection of Liberty Pike and Carothers Parkway (Carothers Crossing West PUD).

Attachments: [CCW JCW Presentation, Rev 1](#)

4. [19-0289](#) (6:00 - 6:30pm) Discussion of a Development Plan proposing 480 multifamily residential units and 1,375,000 square feet of hotel, office, retail, and restaurant spaces, including 7 Modifications of Standards, on 27.19 acres, near the intersection of East McEwen Drive and Carothers Parkway (Aureum PUD).

Attachments: [AUREUM Joint Conceptual Workshop Powerpoint](#)

OTHER BUSINESS

SITE DATA CHART
PROJECT NAME: SILVER GRACE PUD SUBDIVISION,
REGULATING PLAN
PROJECT #: 1976
SUBDIVISION: SILVER GRACE
LOT NUMBER: 1 AND 2
ADDRESS: 4100 MURFREESBORO ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH

EXISTING ZONING AND CHARACTER AREA OVERLAY:
RX RESIDENTIAL VARIETY DIST. / SEWARD HALL SH2
OTHER APPLICABLE OVERLAYS:
APPLICABLE DEVELOPMENT STANDARD: SWCO-2
ACREAGE OF SITE: 14.88
SQUARE FOOTAGE OF SITE: 648,134.2
MINIMUM REQUIRED SETBACK LINES:
• STREET FRONTING: 30' LOCAL/50' ARTERIAL (VILLAS)
• STREET FRONTING: 60' (SINGLE FAMILY LOTS)
• SIDE YARD: 10'
• REAR YARD: 30'

OWNER LOT 1:
ROBERT STEPHENS LYNCH, BARBARA LYNCH FROST AND
WILLIAM DAVIS GOODWIN
FRANKLIN, TN 37064
(615)599-1806
MAP 79, PARCEL 59
BOOK 83, PAGE 457
CONTAINING 13.51 ACRES (588,615.2 S.F.)

OWNER LOT 2:
ELVIS WILSON AND VICTORIA WILSON
3517 PLEASANT VALLEY ROAD
NASHVILLE, TN 37204
MAP 80, PARCEL 39.04
BOOK 1942, PAGE 49
CONTAINING 1.37 ACRES (59,519 S.F.)

APPLICANT/DEVELOPER:
GOOD WORKS UNLIMITED, LLC
GARY KECKLEY
2202 JEFFERSON COURT
FRANKLIN, TN 37064
(615)790-7041
GKECKLEY@YAHOO.COM

BUILDING SQUARE FOOTAGE:
• MAIN BUILDING: ±104,322
• VILLAS: ±110,642
BUILDING HEIGHT:
• MAIN BUILDING: ONE STORY REAR-26' TO TWO
STORY FRONT-38'
• VILLAS: 24'
LANDSCAPE SURFACE RATIO: 0.22
MIN. LANDSCAPE SURFACE RATIO: 0.10
INCOMPATIBLE-USE BUFFER REQUIRED: 50' CLASS C
ALONG EAST PROPERTY BOUNDARY
MINIMUM PARKING REQUIREMENT:
• MAIN BUILDING: 0.25 PER PATIENT + 1 PER
EMPLOYEE = .25 (94) + 15 = 39 SPACES
(TEMPORARY CARE FACILITY)
• VILLAS: 2/UNIT = 2 x 27 = 54 SPACES
• SINGLE FAMILY: 2/UNIT = 2 x 3 = 6 SPACES
• TOTAL: 99 SPACES
MAXIMUM PARKING LIMIT: 120% OF 99 = 119 SPACES
PARKING PROVIDED:
• MAIN BUILDING: 66 SPACES
• VILLAS: 27 SPACES
• SINGLE FAMILY: 6 SPACES
• TOTAL: 99 SPACES
RESIDENTIAL DENSITY: 8.33 UNITS PER ACRE
TREE CANOPY: 34,570 S.F. TO REMAIN; 56% OF LOT 2
PARKLAND: PAYMENT IN-LIEU OF 95,400 S.F.
OPEN SPACE:
• FORMAL: 48,870 S.F.
• INFORMAL: 173,508 S.F.

SITE USE:
THIS SITE WILL CONSIST OF DIFFERENT TYPES OF
SENIOR LIVING FACILITIES AS STATED BELOW:
• 27 CATERED LIVING VILLAS (SPECIAL PLACES)
• ACREAGE: 2.54
• DENSITY: 17.08%
• 78 ASSISTED SUITES (SPECIAL PLACES)
• 16 MEMORY CARE UNITS (SPECIAL PLACES)
• ACREAGE: 1.73
• DENSITY: 11.63%
• 3 SINGLE FAMILY LOTS
• ACREAGE: 1.74
• DENSITY: 11.69%

• TOTAL NUMBER OF UNITS: 124

NO BUILDINGS ON THIS SITE WILL BE USED FOR
NONRESIDENTIAL FACILITIES.

WATER SUPPLY:
THE WATER UTILITY DISTRICT THAT SERVICES THIS
DEVELOPMENT IS THE MILCROFTON UTILITY
DISTRICT 6333 ARNO RD FRANKLIN, TN 37064.
THE CONTACT PERSON AT MILCROFTON IS CARL
SCOTT AT 615-794-5947. THE RECORDED DATA
FOR THIS HYDRANT IS 105 PSI STATIC PRESSURE
AND 96 PSI RESIDUAL PRESSURE WITH A FLOW
RATE OF 1,300+ GPM.

ALL VILLAS AND ASSISTED SUITES TO HAVE
AUTOMATIC FIRE SPRINKLERS.

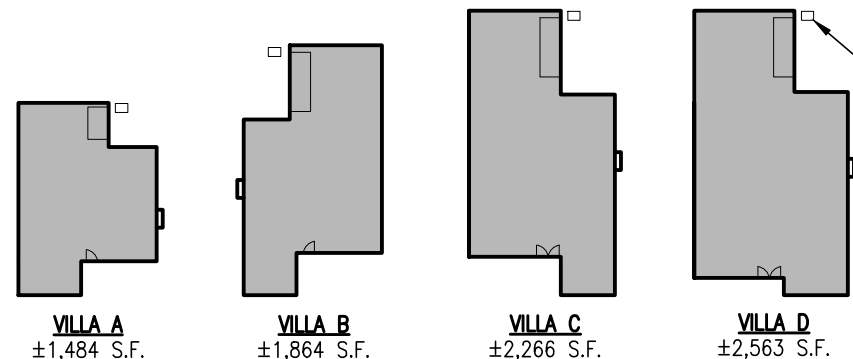
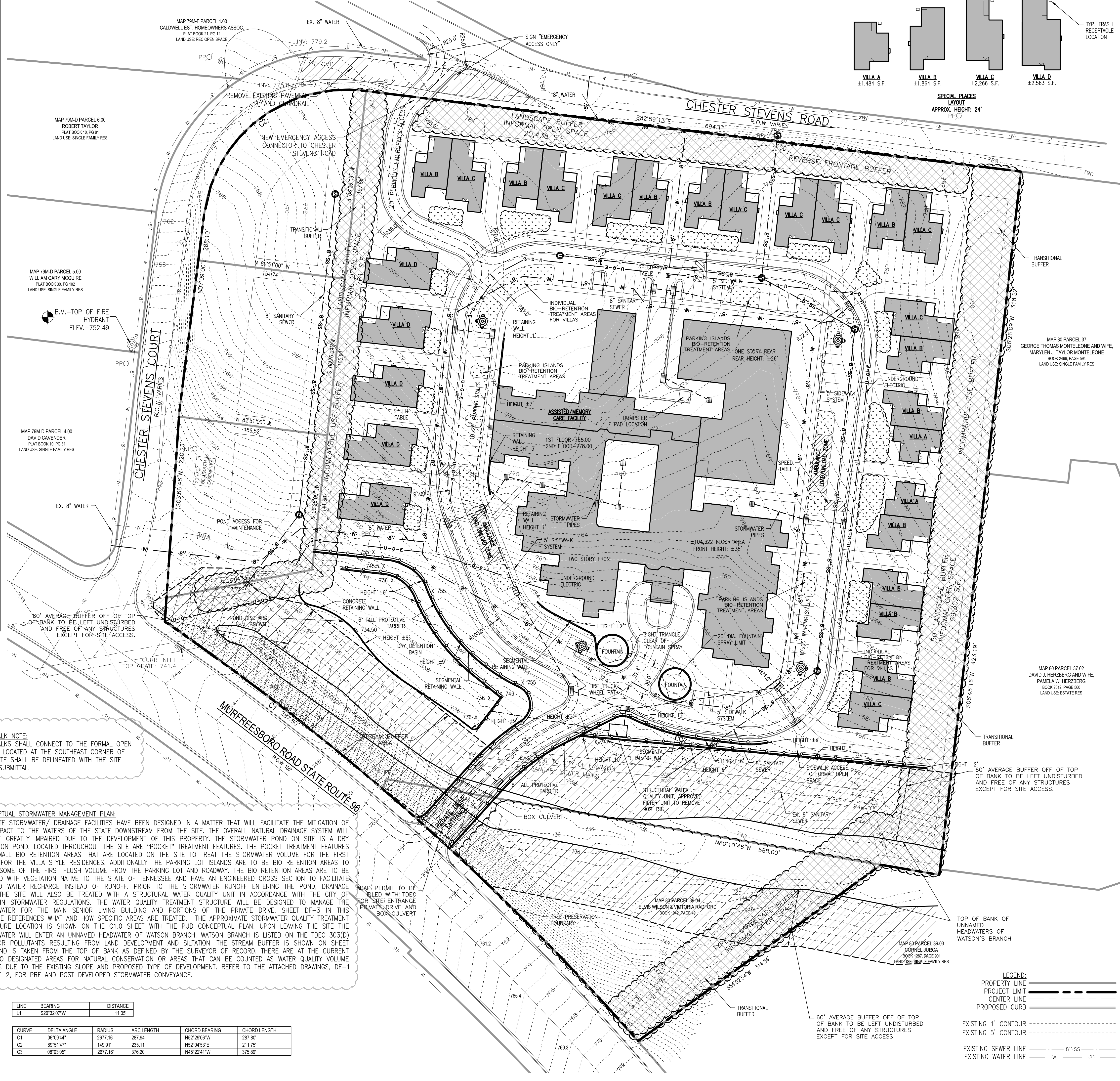
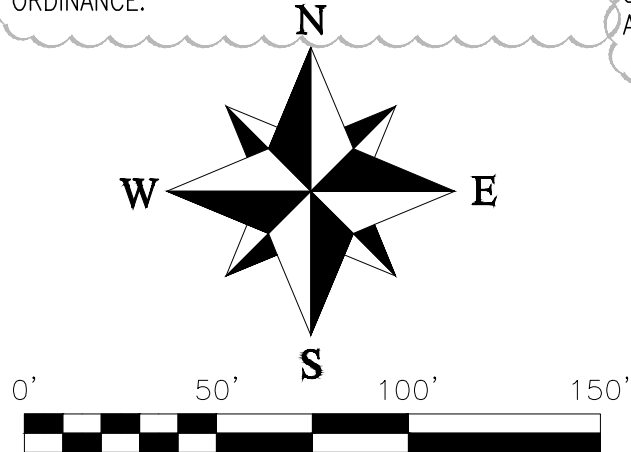
RETAINING WALL NOTE:
AT THIS POINT IN THE DESIGN PROCESS, THE
REQUIRED RETAINING WALLS FOR THIS SITE HAVE
BEEN SHOWN. THE APPROXIMATE WALL HEIGHTS
ARE NOTED AS WELL. THE COMPLETE DESIGN OF
THE RETAINING WALLS SHALL BE SUBMITTED TO
THE CITY OF FRANKLIN WITH THE SITE PLAN. ALL
RETAINING WALLS SHALL BE DESIGNED IN
ACCORDANCE WITH THE FRANKLIN ZONING
ORDINANCE.

CONCEPTUAL STORMWATER MANAGEMENT PLAN:

THE SITE STORMWATER/ DRAINAGE FACILITIES HAVE BEEN DESIGNED IN A MATTER THAT WILL FACILITATE THE MITIGATION OF THE IMPACT TO THE WATERS OF THE STATE DOWNSTREAM FROM THE SITE. THE OVERALL NATURAL DRAINAGE SYSTEM WILL NOT BE GREATLY IMPAIRED DUE TO THE DEVELOPMENT OF THIS PROPERTY. THE STORMWATER POND ON SITE IS A DRY DETENTION POND. LOCATED THROUGHOUT THE SITE ARE "POCKET" TREATMENT FEATURES. THE POCKET TREATMENT FEATURES ARE SMALL BIO RETENTION AREAS THAT ARE LOCATED ON THE SITE TO TREAT THE STORMWATER VOLUME FOR THE FIRST FLUSH FOR THE VILLA STYLE RESIDENCES. ADDITIONALLY THE PARKING LOT ISLANDS ARE TO BE BIO RETENTION AREAS TO TREAT SOME OF THE FIRST FLUSH VOLUME FROM THE PARKING LOT AND ROADWAY. THE BIO RETENTION AREAS ARE TO BE PLANTED WITH VEGETATION NATIVE TO THE STATE OF TENNESSEE AND HAVE AN ENGINEERED CROSS SECTION TO FACILITATE GROUND WATER RECHARGE INSTEAD OF RUNOFF. PRIOR TO THE STORMWATER RUNOFF ENTERING THE POND, DRAINAGE FROM THE SITE WILL ALSO BE TREATED WITH A STRUCTURAL WATER QUALITY UNIT IN ACCORDANCE WITH THE CITY OF FRANKLIN STORMWATER REGULATIONS. THE WATER QUALITY TREATMENT STRUCTURE WILL BE DESIGNED TO MANAGE THE STORMWATER FOR THE MAIN SENIOR LIVING BUILDING AND PORTIONS OF THE PRIVATE DRIVE. SHEET DF-3 IN THIS PACKAGE REFERENCES WHAT AND HOW SPECIFIC AREAS ARE TREATED. THE APPROXIMATE STORMWATER QUALITY TREATMENT STRUCTURE LOCATION IS SHOWN ON THE C1.0 SHEET WITH THE PUD CONCEPTUAL PLAN. UPON LEAVING THE SITE THE STORMWATER WILL ENTER AN UNNAMED HEADWATER OF WATSON BRANCH. WATSON BRANCH IS LISTED ON THE TDEC 303(D) LIST FOR POLLUTANTS RESULTING FROM LAND DEVELOPMENT AND SITUATION. THE STREAM BUFFER IS SHOWN ON SHEET C1.0 AND IS TAKEN FROM THE TOP OF BANK AS DEFINED BY THE SURVEYOR OF RECORD. THERE ARE AT THE CURRENT TIME NO DESIGNATED AREAS FOR NATURAL CONSERVATION OR AREAS THAT CAN BE COUNTED AS WATER QUALITY VOLUME CREDITS DUE TO THE EXISTING SLOPE AND PROPOSED TYPE OF DEVELOPMENT. REFER TO THE ATTACHED DRAWINGS, DF-1 AND DF-2, FOR PRE AND POST DEVELOPED STORMWATER CONVEYANCE.

LINE	BEARING	DISTANCE
L1	S20°52'01"W	11.85'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	06°08'44"	2877.16'	287.84'	N52°29'06"W	287.80'
C2	89°51'47"	140.91'	235.11'	N52°04'53"E	211.75'
C3	08°03'05"	287.16'	376.20'	N45°22'41"W	375.89'



SPECIAL PLACES
LATITUDE
APPROX. HEIGHT: 24'
PEO

PHASING INFORMATION:
PHASE 1:
• MAIN ENTRANCE AND CONTINUOUS LOOP
• 76 PARKING STALLS AROUND CONTINUOUS LOOP
• ALL UTILITY INFRASTRUCTURE
• STORMWATER CONVEYANCE, QUALITY AND QUANTITY CONTROL FOR ENTIRE DEVELOPMENT
• 58 ASSISTED SUITES OF MAIN ASSISTED LIVING FACILITY (SPECIAL PLACES)
• INSTALL EMERGENCY ACCESS AT END OF CHESTER STEPHENS ROAD

PHASE 2:
• FIVE(5) TYPE 'D' VILLAS (SPECIAL PLACES)
• THREE ±0.50 ACRE R-1 RESIDENTIAL LOTS (SINGLE FAMILY)
• REMOVE CONNECTOR BETWEEN CHESTER STEPHENS ROAD AND CHESTER STEPHENS COURT AND REWORK CUL-DE-SAC

PHASE 3:
• 16 MEMORY CARE SUITES OF MAIN ASSISTED LIVING FACILITY (SPECIAL PLACES)
• 20 ASSISTED SUITES OF MAIN ASSISTED LIVING FACILITY (SPECIAL PLACES)

PHASE 4:
• TWO(2) TYPE 'A' VILLAS (SPECIAL PLACES)
• ELEVEN(11) TYPE 'B' VILLAS (SPECIAL PLACES)
• NINE(9) TYPE 'C' VILLAS (SPECIAL PLACES)

PHASING DENSITIES:
(UNIT TOTAL IS CUMULATIVE WITH EACH ADDITIONAL PHASE)
PHASE 1:
• 58 UNITS TOTAL / 14.88 ACRES = 3.89 UNITS/ACRE
PHASE 2:
• 66 UNITS TOTAL / 14.88 ACRES = 4.43 UNITS/ACRE
PHASE 3:
• 102 UNITS / 14.88 ACRES = 6.85 UNITS/ACRE
PHASE 4:
• 124 UNITS / 14.88 ACRES = 8.33 UNITS/ACRE

OPEN SPACE & BUFFERS:

BUFFERS:
• A 50' BUFFER WILL BE INSTALLED ALONG EAST PROPERTY LINES
ADJACENT TO EXISTING RESIDENTIAL PROPERTIES.
• ADDITIONAL BUFFERS WILL BE INSTALLED ALONG THE NORTH AND
WEST PROPERTY LINES.
• TOTAL AREA OF THE BUFFER IS ±103,501 S.F. = 2.38 AC
COMMON OPEN SPACE
• TOTAL AREA OF PROVIDED OPEN SPACE IS ±222,378 S.F. = 5.10 AC
• FORMAL OPEN SPACE: 1.12 AC = 48,870 S.F. = 7.54%
• INFORMAL OPEN SPACE: 3.98 AC = 173,508 S.F. = 26.77%
• TOTAL AREA OF REQUIRED FORMAL OPEN SPACE IS: 5% OF 14.88
ACRES = 0.74 ACRES = 32,408 S.F.
• TOTAL AREA OF REQUIRED INFORMAL OPEN SPACE IS: 10% OF 14.88
ACRES = 1.48 ACRES = 64,817 S.F.

PARKLAND NOTE:

• THE REQUIRED ACREAGE FOR PARKLAND IS CALCULATED AS:
- 35 UNITS x 1200 SF/UNIT = 42,000 S.F.
- (124 UNITS-35 UNITS) x 600 SF/UNIT = 53,400 S.F.
- TOTAL REQ'D ACREAGE = 95,400 S.F. = 2.19 ACRES
• PAYMENT IN-LIEU OF DEDICATION WILL BE PROVIDED FOR 95,400 S.F.
(2.19 AC.) OF PARKLAND.

BOUNDARY DESCRIPTION:

WILLIAMSON COUNTY PROPERTY MAP 79 PARCEL 59 & MAP 80 PARCEL 39.04
CONTAINING 14.88 ACRES

BEGINNING AT AN IRON ROD AT THE INTERSECTION OF THE NORTHERLY
RIGHT-OF-WAY OF TENNESSEE STATE ROUTE 96 (MURFREESBORO ROAD)
WITH THE EASTERLY RIGHT-OF-WAY OF CHESTER STEPHENS COURT AS
DEPICTED ON SHEET 108 OF THE PLANS FOR THE STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY LAYOUT PROJECT
94011-2244-04, BEING 52.49 FEET FROM THE CENTERLINE OF SAID STATE
ROUTE 96, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED
TRACT;

THENCE, WITH SAID EASTERLY RIGHT-OF-WAY OF CHESTER STEPHENS
COURT AS DEPICTED ON SAID SHEET 108, NORTH 3 DEGREES 56 MINUTES 45
SECONDS EAST 220.23 FEET TO AN IRON ROD;

THENCE, CONTINUING WITH SAID EASTERLY RIGHT-OF-WAY, NORTH 7
DEGREES 09 MINUTES 00 SECONDS EAST 208.10 FEET TO AN IRON ROD AT THE
BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A
RADIUS OF 149.91 FEET;

THENCE, WITH SAID CURVE, NORTHEASTERLY AN ARC DISTANCE OF 235.11
FEET THROUGH A CENTRAL ANGLE OF 89 DEGREES 51 MINUTES 47 SECONDS
CHORD NORTH 52 DEGREES 04 MINUTES 53 SECONDS EAST 211.75 FEET TO
AN IRON ROD AT THE POINT OF TANGENCY ON THE SOUTHERLY
RIGHT-OF-WAY OF CHESTER STEPHENS ROAD;

THENCE, WITH SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 89 DEGREES 59
MINUTES 12 SECONDS EAST 694.11 FEET TO AN IRON ROD;

THENCE, WITH THE WESTERLY BOUNDARY LINE OF THE GEORGE THOMAS
MONTELEONE ET UX PROPERTY, OF RECORD IN BOOK 2466 PAGE 504 IN THE
REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, SOUTH 6 DEGREES
26 MINUTES 09 SECONDS WEST 318.52 FEET TO AN IRON ROD;

THENCE, WITH THE WESTERLY BOUNDARY LINE OF THE DAVID J. HERZBERG
ET UX PROPERTY, OF RECORD IN BOOK 2612 PAGE 560 IN SAID REGISTER'S
OFFICE, AND CONTINUING WITH THE BOUNDARY LINE OF LOT 4 ON THE PLAN
OF REVISION OF LOT 1 OF THE THOMAS HAWKINS SUBDIVISION, OF RECORD
IN PLAT BOOK 11 PAGE 117 IN SAID REGISTER'S OFFICE, SOUTH 6 DEGREES 45
MINUTES 16 SECONDS WEST 423.19 FEET TO AN IRON ROD, THENCE, WITH
SAID BOUNDARY LINE OF SAID LOT 1, AS FOLLOWS, NORTH 80 DEGREES 10
MINUTES 46 SECONDS WEST 62.00 FEET TO AN IRON ROD AND SOUTH 54
DEGREES 02 MINUTES 54 SECONDS WEST 314.54 FEET TO AN IRON ROD ON
SAID NORTHERLY RIGHT-OF-WAY OF TENNESSEE STATE ROUTE 96
(MURFREESBORO ROAD) INTERCEPTING A CURVE IN SAID RIGHT OF WAY
CONCAVE TO THE SOUTHWEST AND HAVING RADIUS OF 2677.16 FEET;
THENCE, WITH SAID CURVE AND RIGHT-OF-WAY, NORTHWESTERLY AN ARC
DISTANCE OF 664.14 FEET THROUGH A CENTRAL ANGLE OF 114 DEGREES 12
MINUTES 49 SECONDS (CHORD: NORTH 48 DEGREES 27 MINUTES 34 SECONDS
WEST 662.43 FEET TO THE BEGINNING
CONTAINING 14.88 ACRES OR 648,135 SQUARE FEET.

CRITICAL LOT NOTE:

A CRITICAL LOT PLAN SHALL BE SUBMITTED FOR ANY LOT THAT COMPLIES WITH
THE HILLSIDE DEVELOPMENT STANDARD FOUND IN THE CITY OF FRANKLIN ZONING
ORDINANCE SECTION 5.8.1.

CONSTRUCTION NOTE:

NO GRADING OR INFRASTRUCTURE CONSTRUCTION SHALL BEGIN PRIOR TO SITE
PLAN APPROVAL.

MODIFICATION OF STANDARD NOTE:

1. THIS REGULATING PLAN SEEKS MODIFICATION OF STANDARD TO REDUCE THE
DESIGN SPEED OF THE INTERIOR PRIVATE DRIVES TO 20 MPH.
2. DUE TO THE NATURE OF THIS TYPE OF FACILITY, TRAFFIC CALMING DEVICES
WILL BE INSTALLED AT VARIOUS LOCATIONS AROUND THE LOOPED DRIVE.
ACTUAL SPEEDS WILL BE BELOW THE DESIGN LIMIT AS STATED IN NO. 1
ABOVE. THEREFORE, THIS REGULATING PLAN SEEKS MODIFICATION OF
STANDARD TO ACCEPT THE CENTERLINE GEOMETRY RADI AS INDICATED ON
THIS PLAN.

FRANKLIN PROJECT#:

• THE CITY OF FRANKLIN PROJECT
NUMBER IS COF #1976



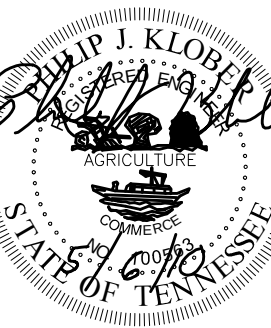
GOOD WORKS
UNLIMITED, LLC

Development, Design and
Management of Senior Living
Communities

2202 JEFFERSON COURT
FRANKLIN, TN 37064
615.790.7041 P/F

ENGINEERING
SERVICES

KLOBER
ENGINEERING
SERVICES
1455 EASTERN AVENUE
SPRINGFIELD, TN 37172
PHONE: (615) 382-2000
FAX: (615) 382-0995



DATE	DESCRIPTION	REVISED PER CITY COMMENTS	REVISED PER CITY COMMENTS	REVISED PER CITY COMMENTS	REVISED PER CITY COMMENTS
11/4/09					
1/6/10					
3/1/10					
5/6/10					

Silver Grace
PUD Subdivision, Regulating Plan
FRANKLIN, TENNESSEE

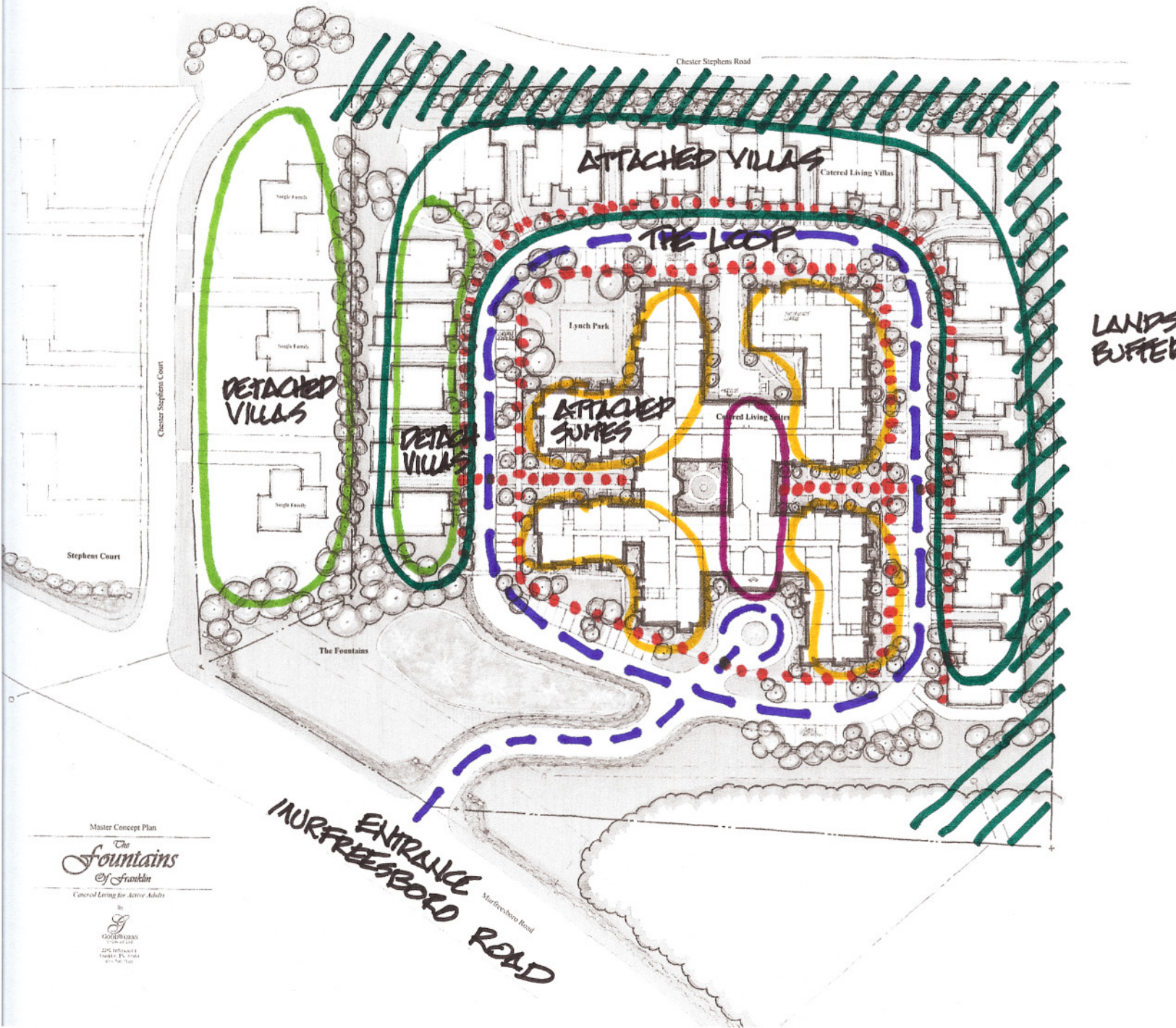
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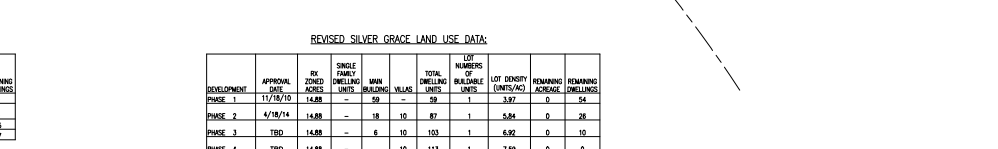
REGULATING
PLAN

SCALE: 1"=50'

C1.1

DATE: 10/13/09





		BY ZONED ACRES	SINGLE FAMILY DWELLING UNITS	MAIN BUILDING VILLAS	TOTAL DWELLING UNITS	NUMBER OF BUILDABLE UNITS	LOT DENSITY (UNITS/AC)	REMAINING ACRES	REMAINING DWELLINGS
DEVELOPMENT	APPROVAL DATE	14.88	3	94	227	124	1	8.33	0
CONCEPT PLAN	9/30/09	14.88	3	94	227	124	1	8.33	0
REGULATING PLAN	3/25/10	14.88	3	94	227	124	1	8.33	0
PHASE 1	11/16/10	14.88	—	59	—	59	1	3.97	0
PHASE 2	TBD	14.88	—	18	10	87	1	5.84	0

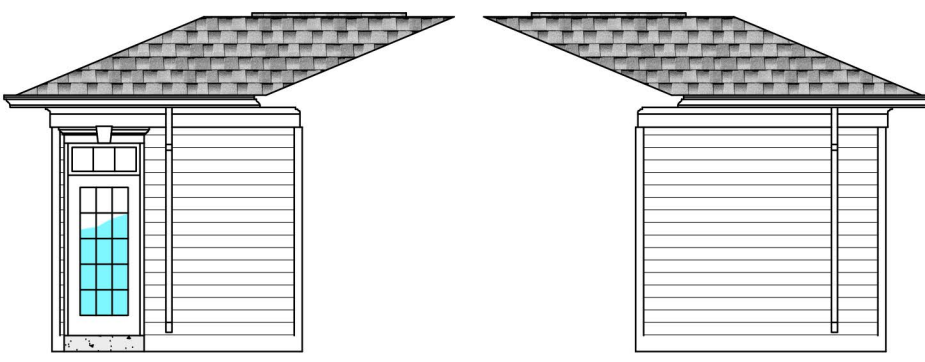
DEVELOPMENT	APPROVAL DATE 11/18/14	RK ZONED AREAS	SINGLE FAMILY DWELLINGS	MAIN BUILDING	VILLAS	TOTAL DWELLINGS	LOT NUMBERS OF BUILDABLE UNITS	LOT DENSITY (UNITS/AC)	REMAINING ACREAGE	REMAINING DENSITY
PHASE 2	4/18/14	14.88	—	59	—	59	1	3.97	0	54
PHASE 2	4/18/14	14.88	—	18	10	87	1	5.84	0	28
PHASE 3	TBD	14.88	—	6	10	103	1	6.92	0	10
PHASE 4	TBD	14.88	—	10	113	1	7.58	0	0	0

DEVELOPMENT	APPROVAL DATE	RI ZONING	USE	PHASE TOTAL FLOOR AREA	ASSIGNED LIVING FLOOR AREA	MEMORY CARE FLOOR AREA	VILLAGE FLOOR AREA	SINGLE FAMILY FLOOR AREA	PUD PROJECT FLOOR AREA	PUD REMAINING FLOOR AREA	W/IMPROVEMENTS	TOTAL IMPROVEMENTS	TOTAL U.S.R.
PHASE 1	11/18/15	LA 8.88	ASSISTED LIVING	78,050	78,050				76,050	84,411	146,059	146,059	0.22
PHASE 2	4/16/14	LA 8.88	VILLAGE, MEMORY CARE	32,250		9,305	22,645		108,020	46,594	46,794	196,823	0.29
PHASE 3	TBD	LA 8.88	FACILITY, VILLAGE	35,189	8,663		25,256		144,257	15,862	54,827	215,257	0.32
PHASE 4	TBD	LA 8.88	SINGLE FAMILY	16,104			16,104		153,608	0	16,104	294,354	0.40

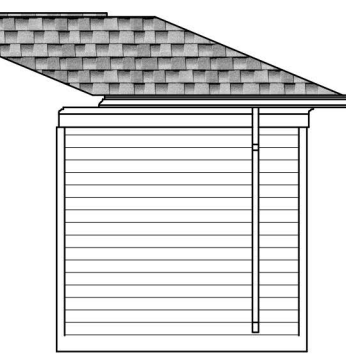
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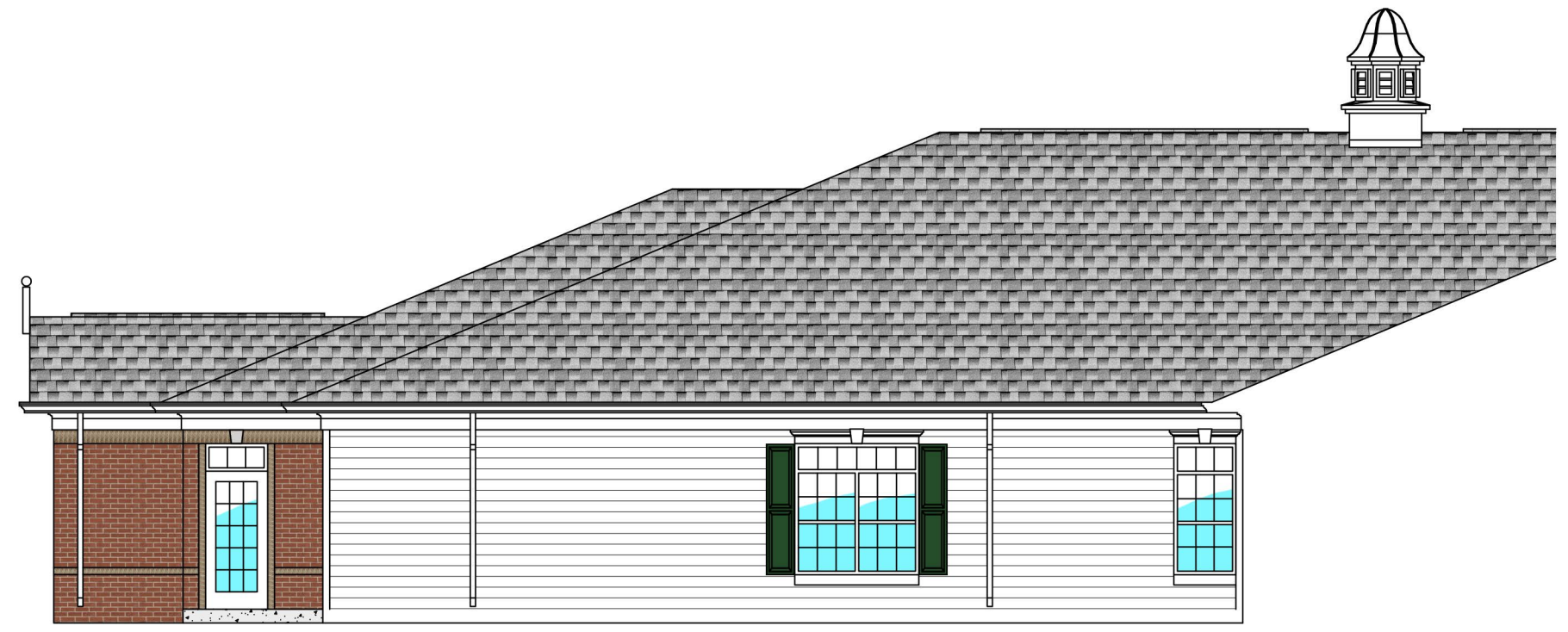
1 ELEVATION



2 ELEVATION



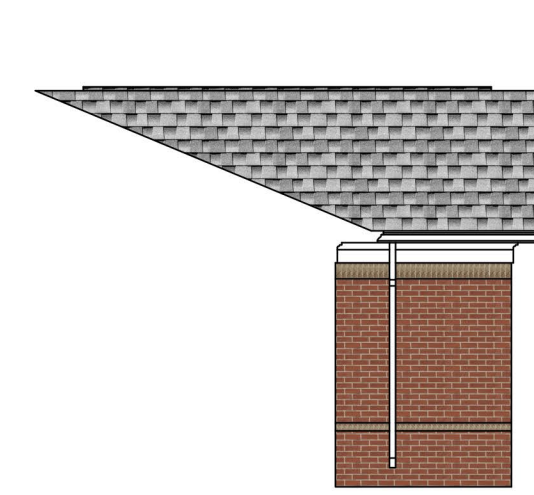
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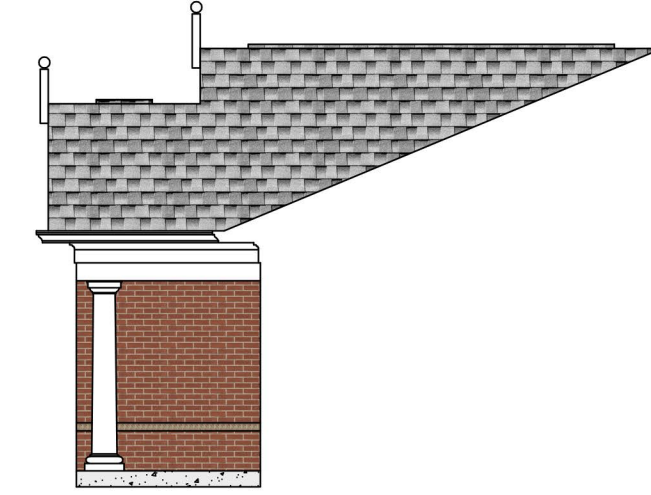
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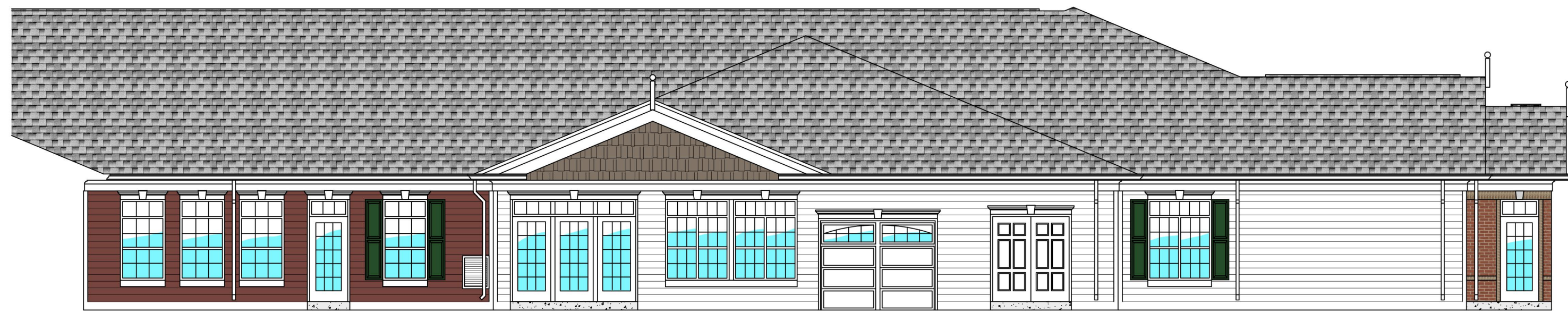
5 ELEVATION



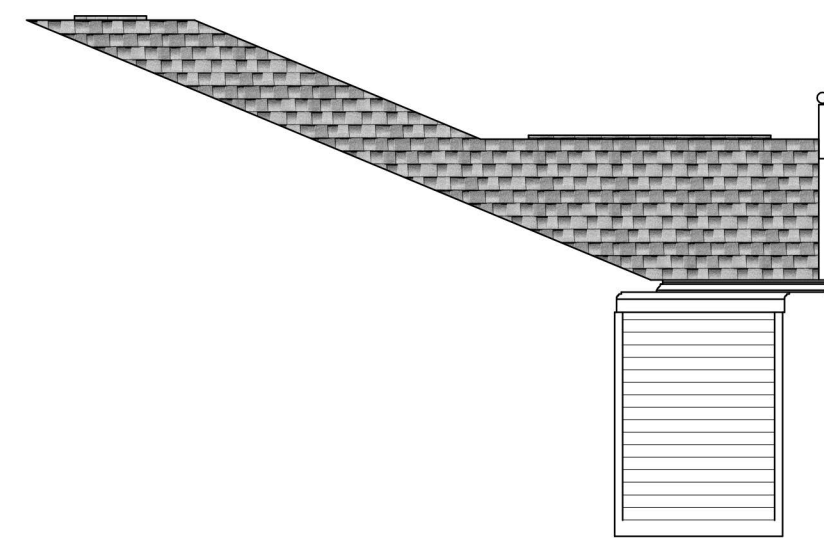
6 ELEVATION



7 ELEVATION

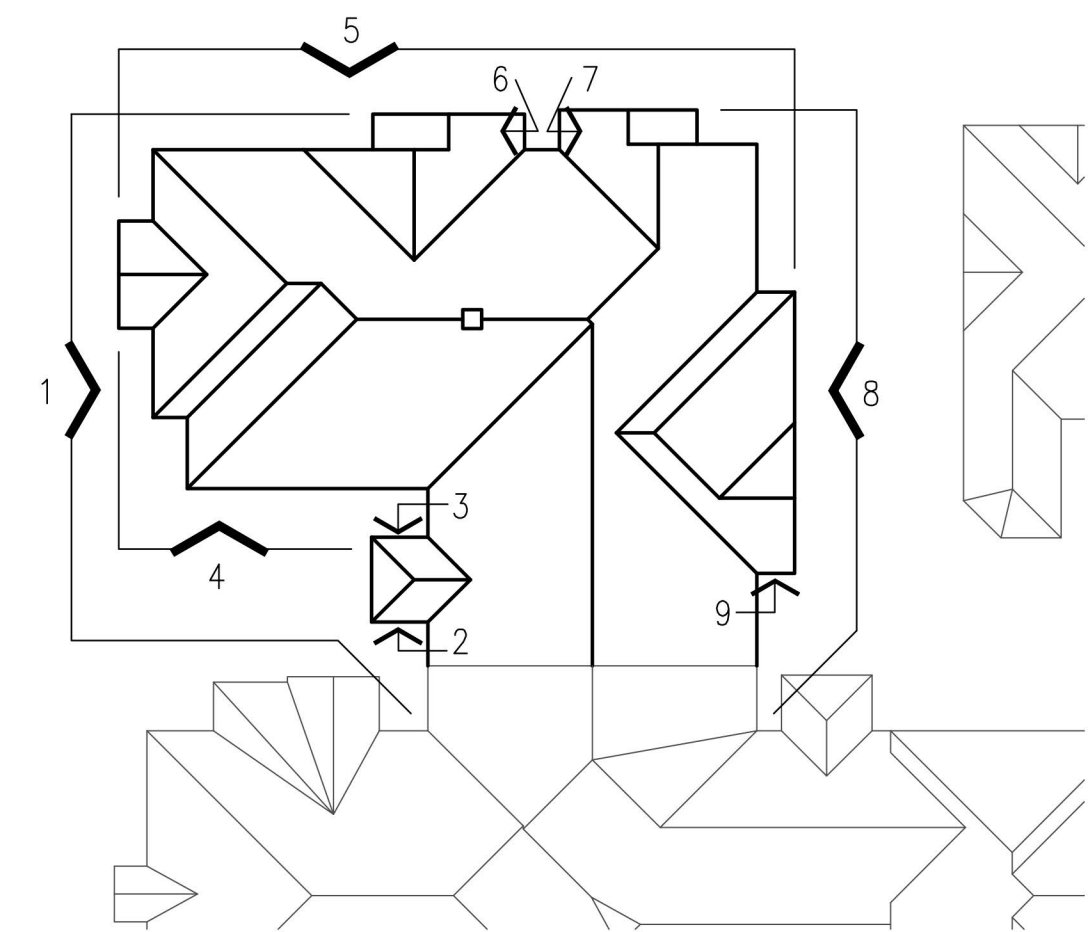


8 ELEVATION



9 ELEVATION

PLAN LEGEND



GOOD WORKS
UNLIMITED, LLC

Development, Design and
Management of Senior Living
Communities

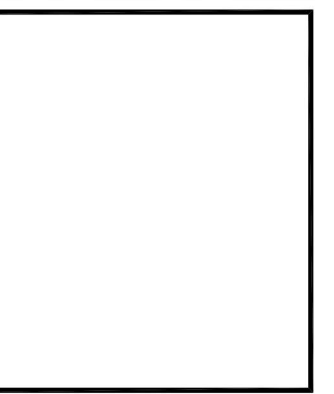
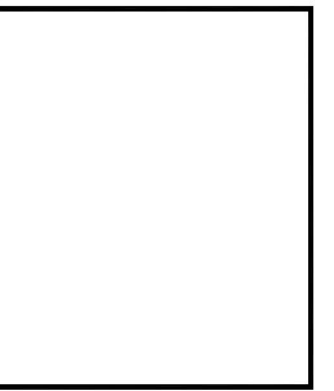
2202 JEFFERSON COURT
FRANKLIN, TN 37064
615.790.7041 p/f



INSPIREON

LLC.
Planning
Architecture
Interiors
Construction

1753 Fieldcrest Circle
Franklin, TN 37064
615.790.7041 p/f



DATE	DESCRIPTION

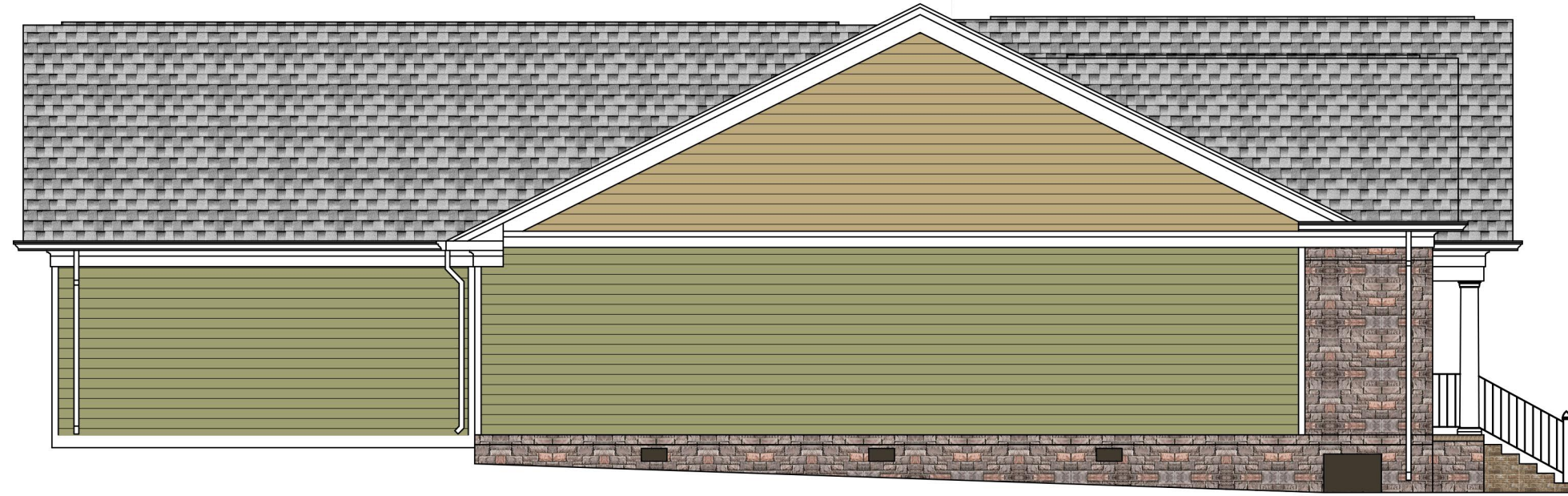
ADDITION
Silver Grace
4100 MURFREESBORO ROAD, FRANKLIN TN, 37067

DRAWING TITLE:
EXTERIOR
ELEVATIONS

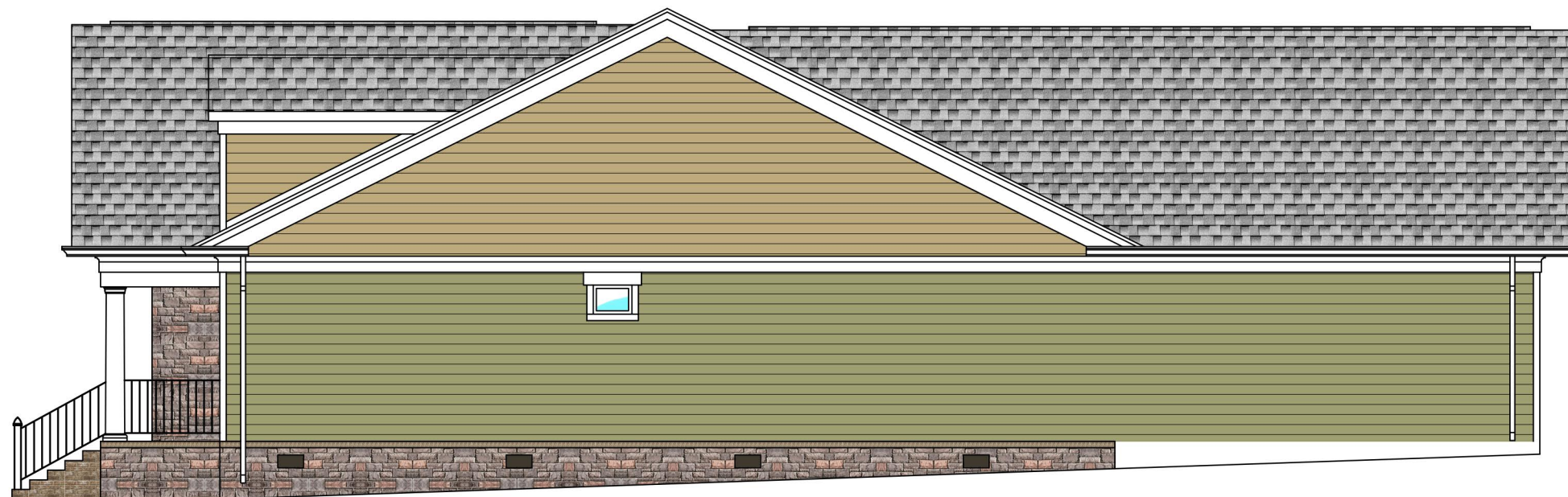
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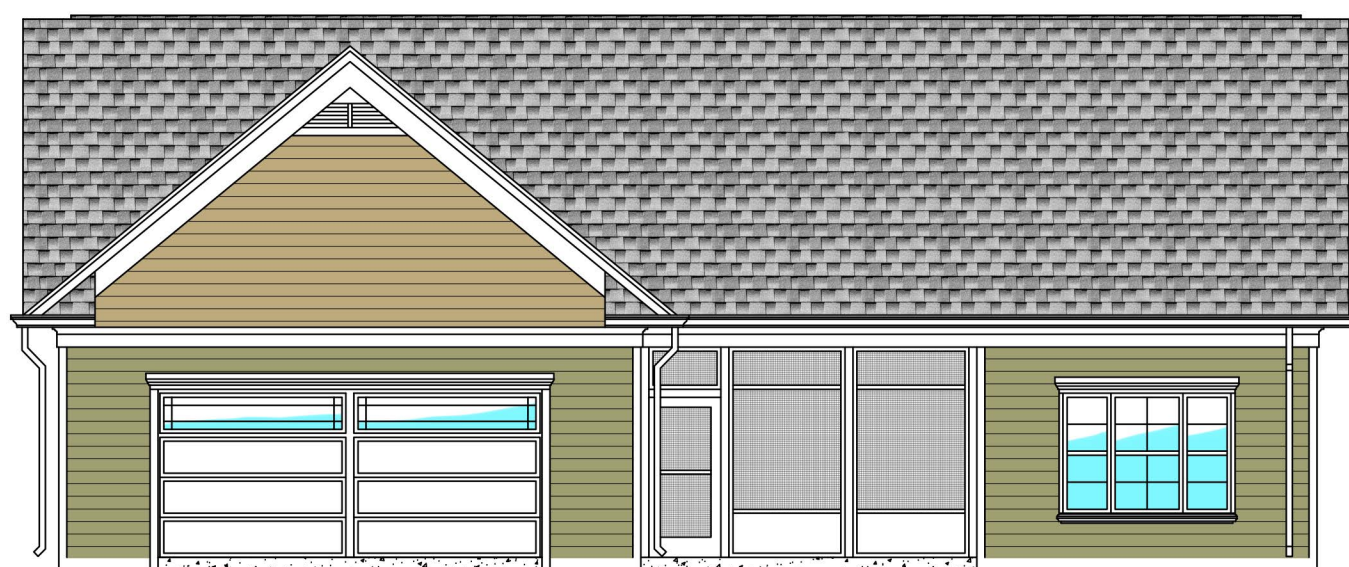
1 COTTAGE 310 ELEVATION



2 COTTAGE 310 ELEVATION



3 COTTAGE 310 ELEVATION



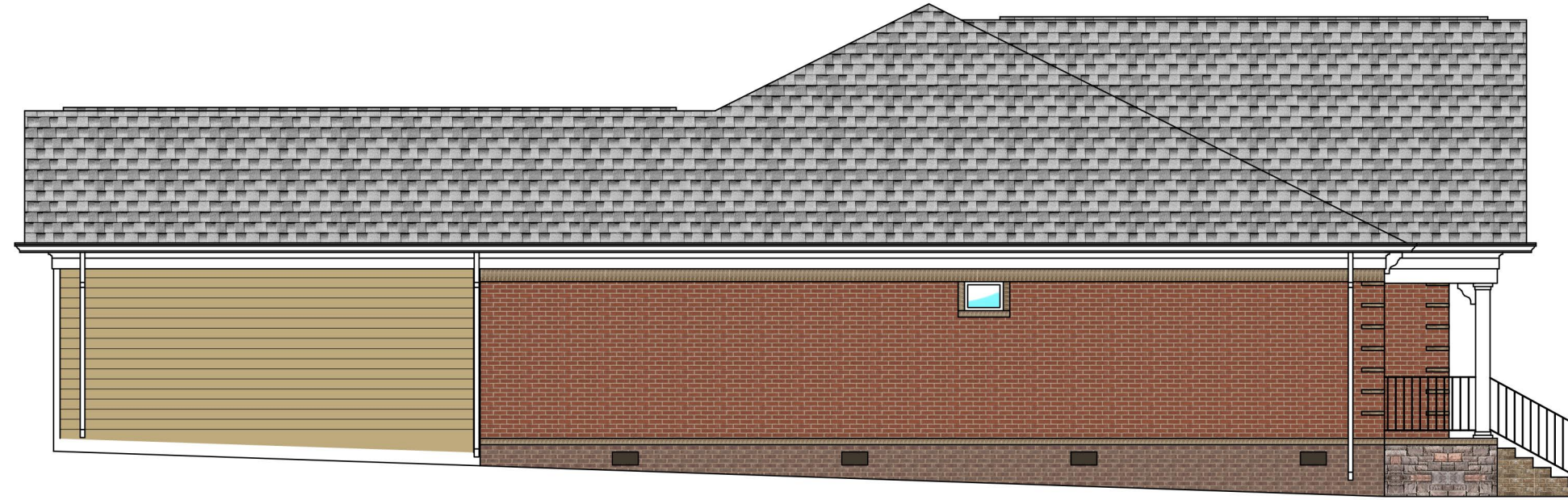
4 COTTAGE 310 ELEVATION

COTTAGE 310

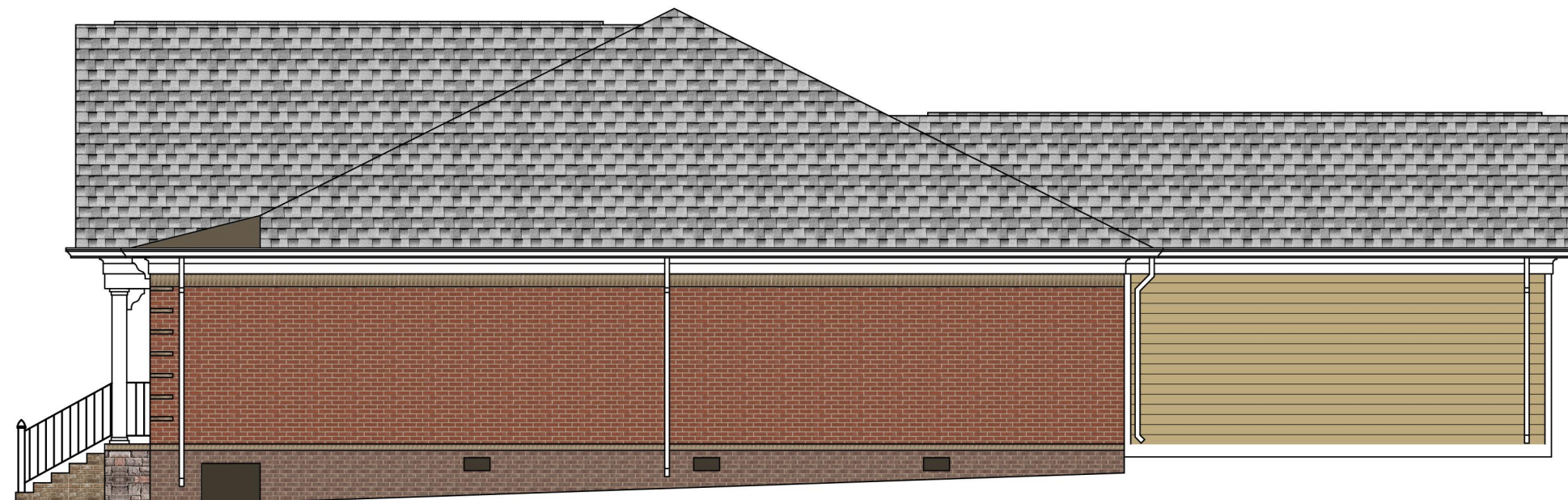
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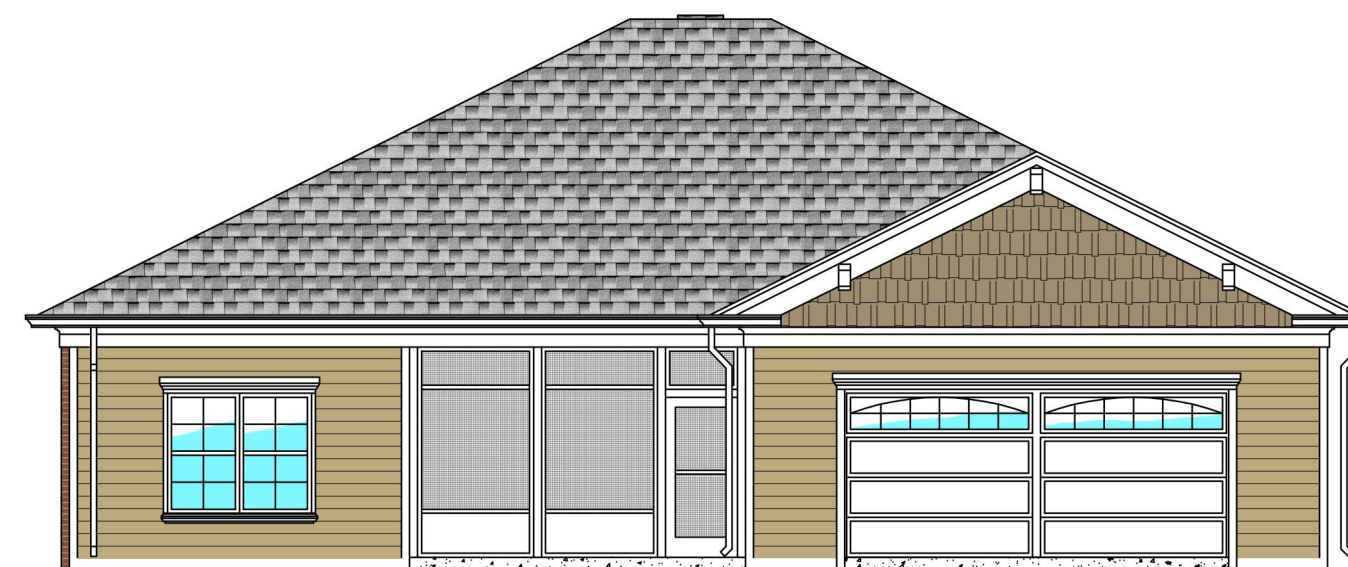
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6 COTTAGE 308 ELEVATION

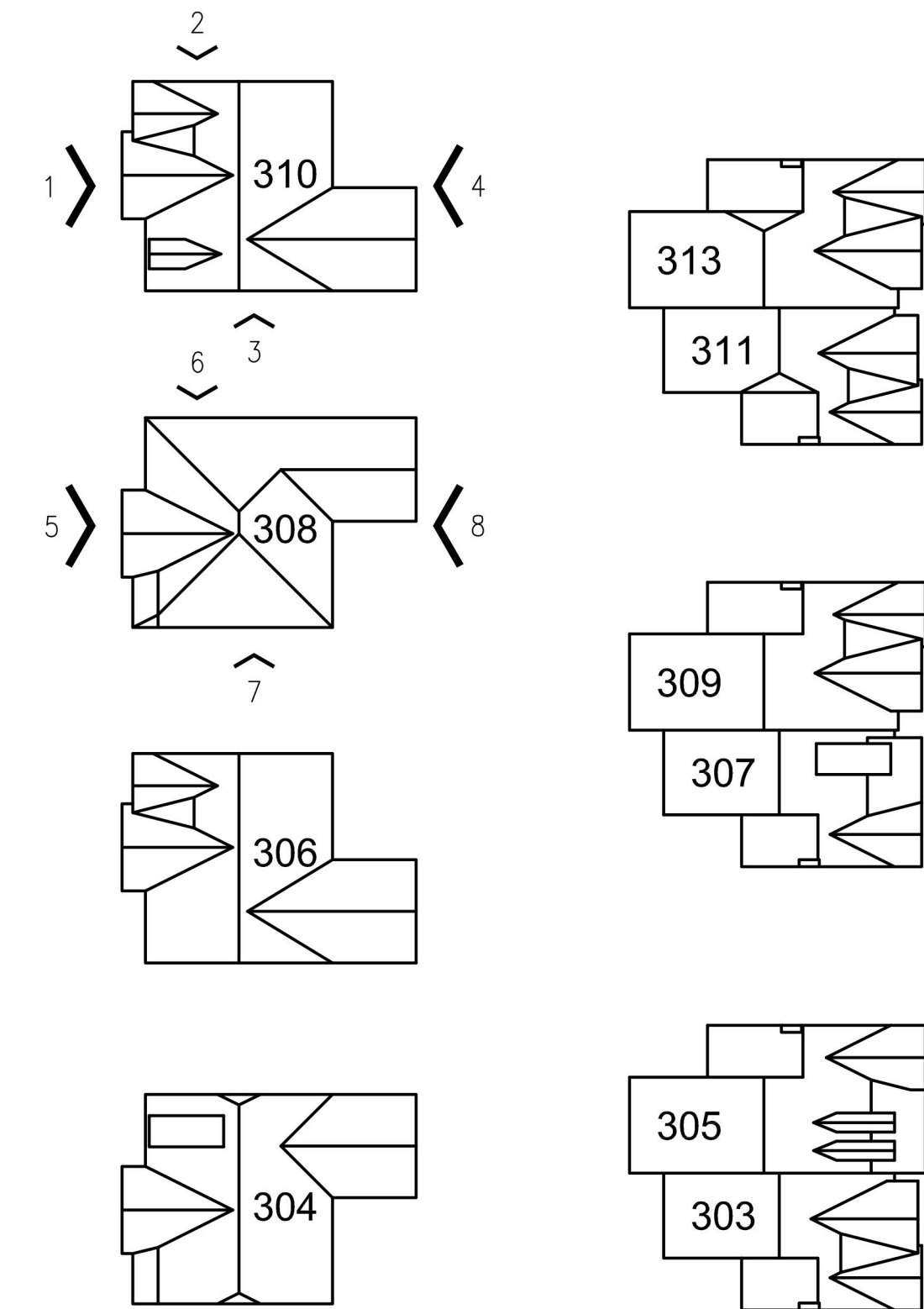


7 COTTAGE 308 ELEVATION



8 COTTAGE 308 ELEVATION

PLAN LEGEND



GOOD WORKS
UNLIMITED, LLC

Development, Design and
Management of Senior Living
Communities

02 JEFFERSON COURT
FRANKLIN, TN 37064
615.790.7041 P/F

inspireon
LLC

Planning
Architecture
Interiors
Construction

1753 Fieldcrest Circle
Franklin, TN 37064
615.790.7041 p/f

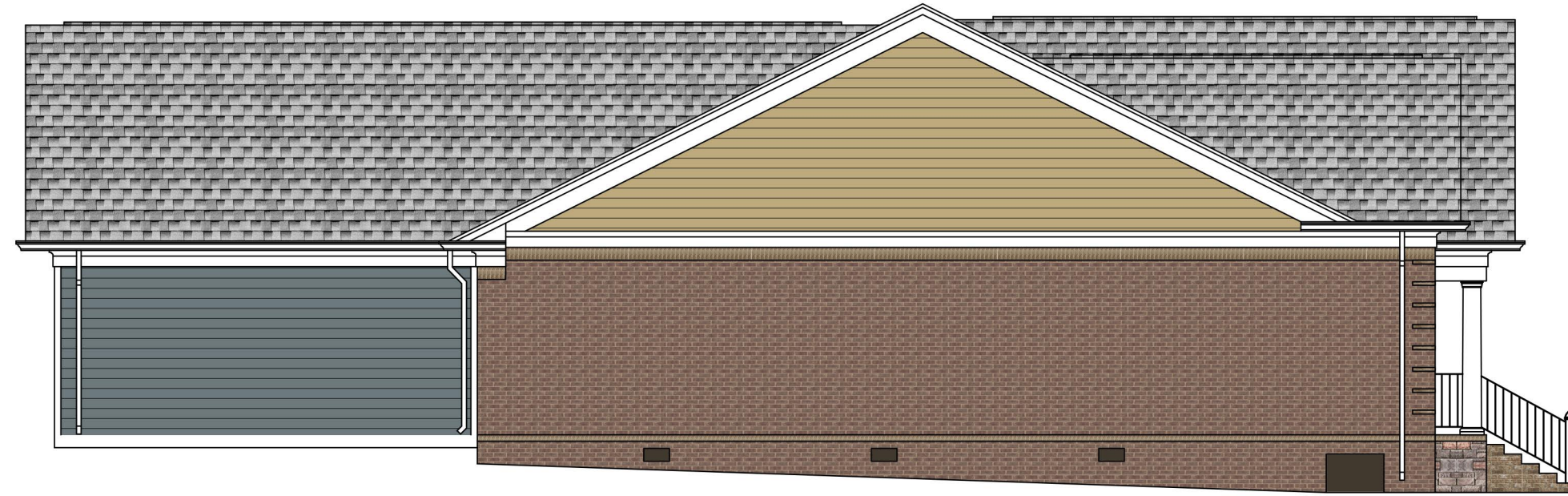
Silver Grace
AT
VILLAS #303/304/305/306/307/308/309/310/311/313
3300 CELEBRATION CIRCLE, FRANKLIN, TN 37067

DRAWING TITLE:
COTTAGES 310
D 308 EXTERIOR

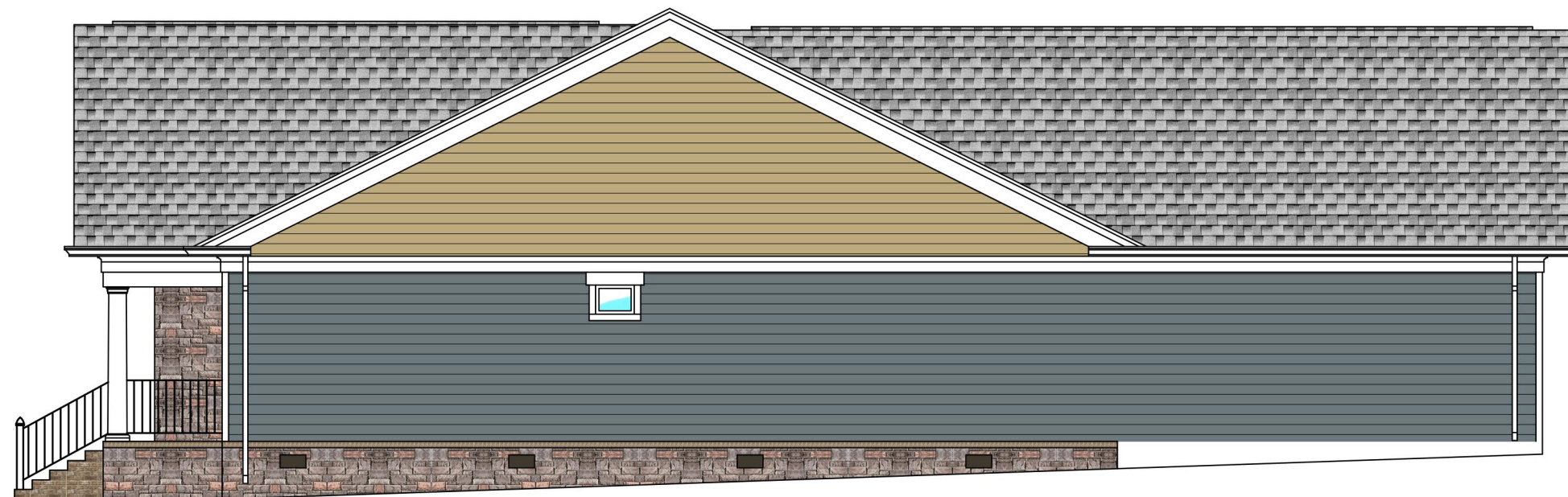
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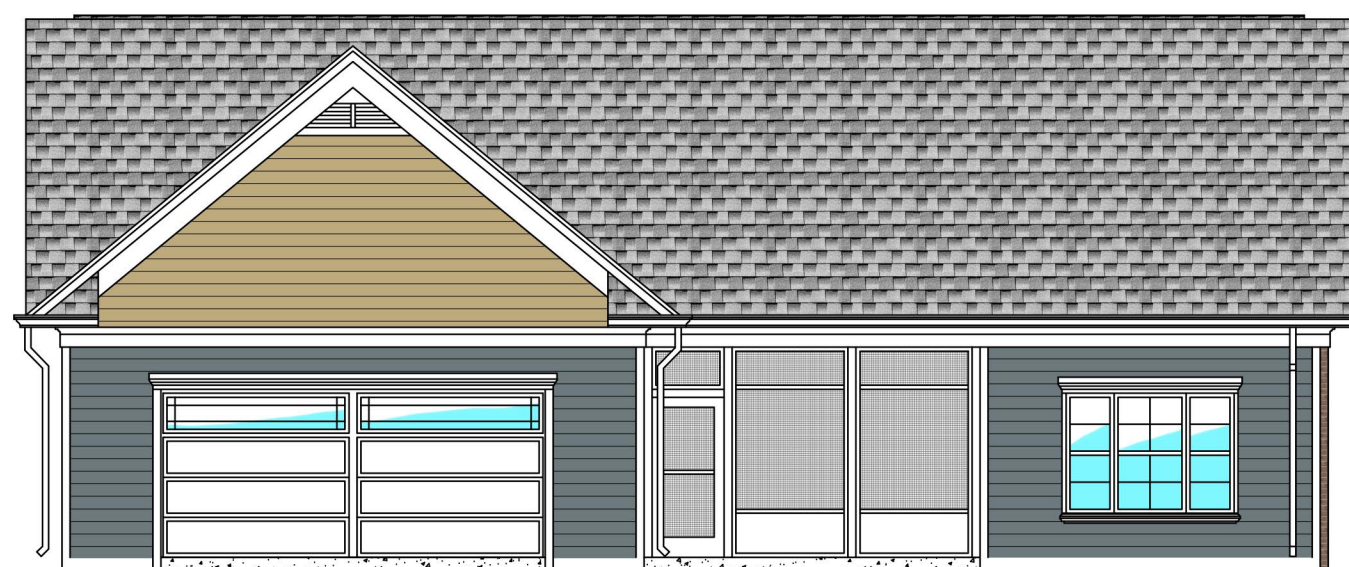
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2 COTTAGE 306 ELEVATION



3 COTTAGE 306 ELEVATION



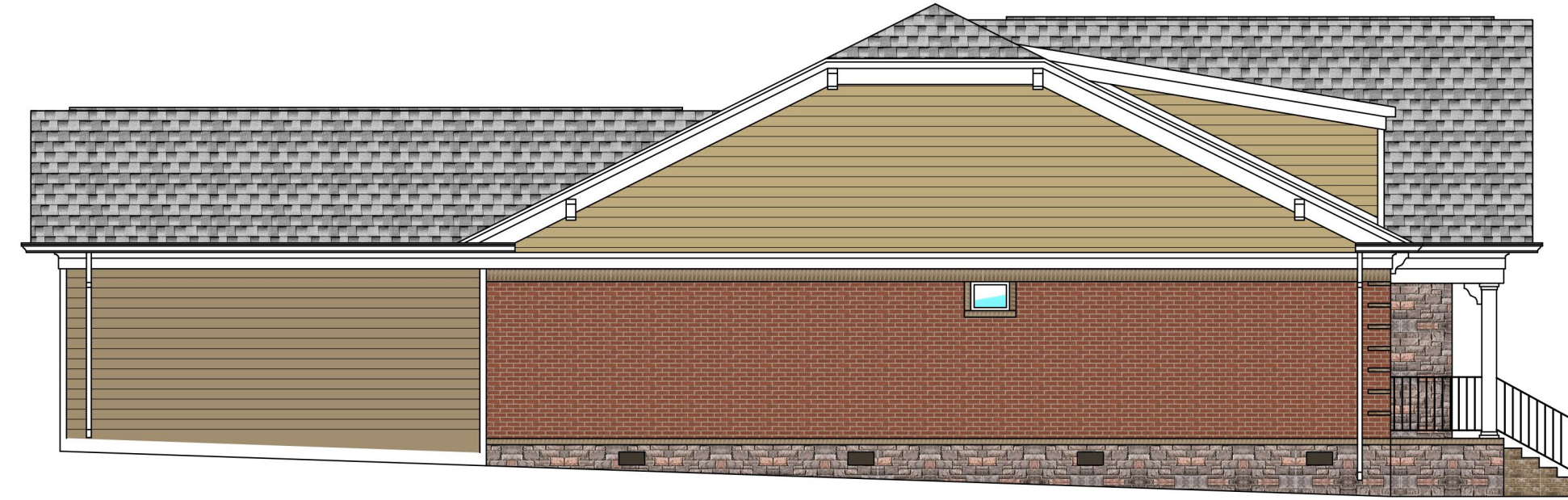
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COTTAGE 306

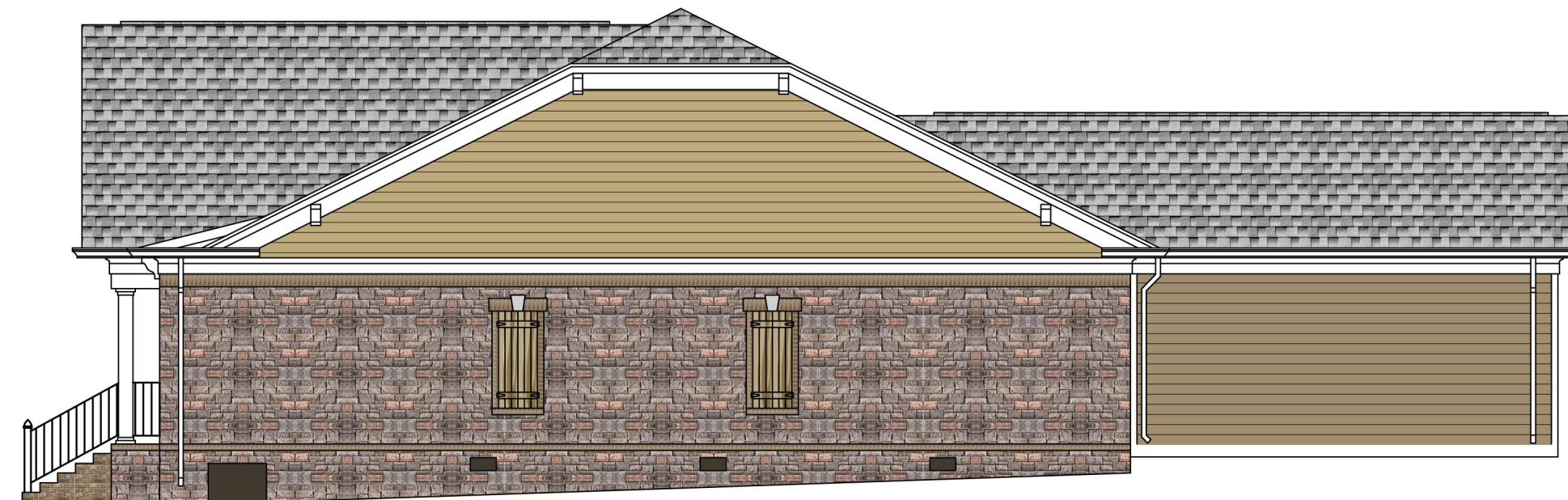
COTTAGE 304



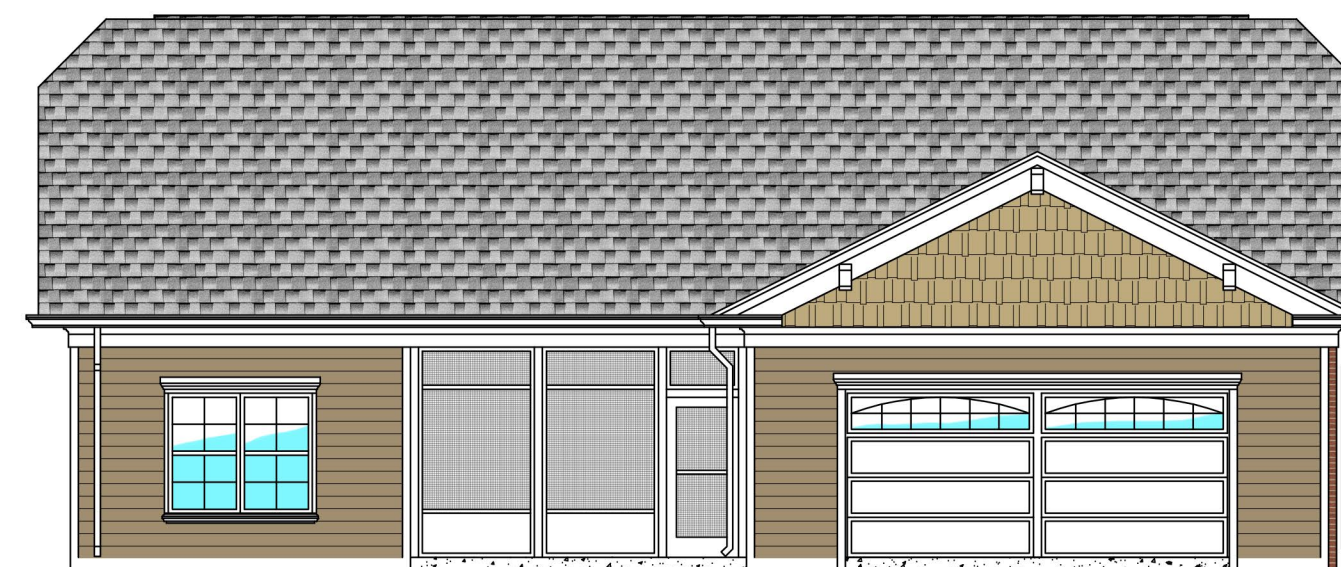
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6 COTTAGE 304 ELEVATION

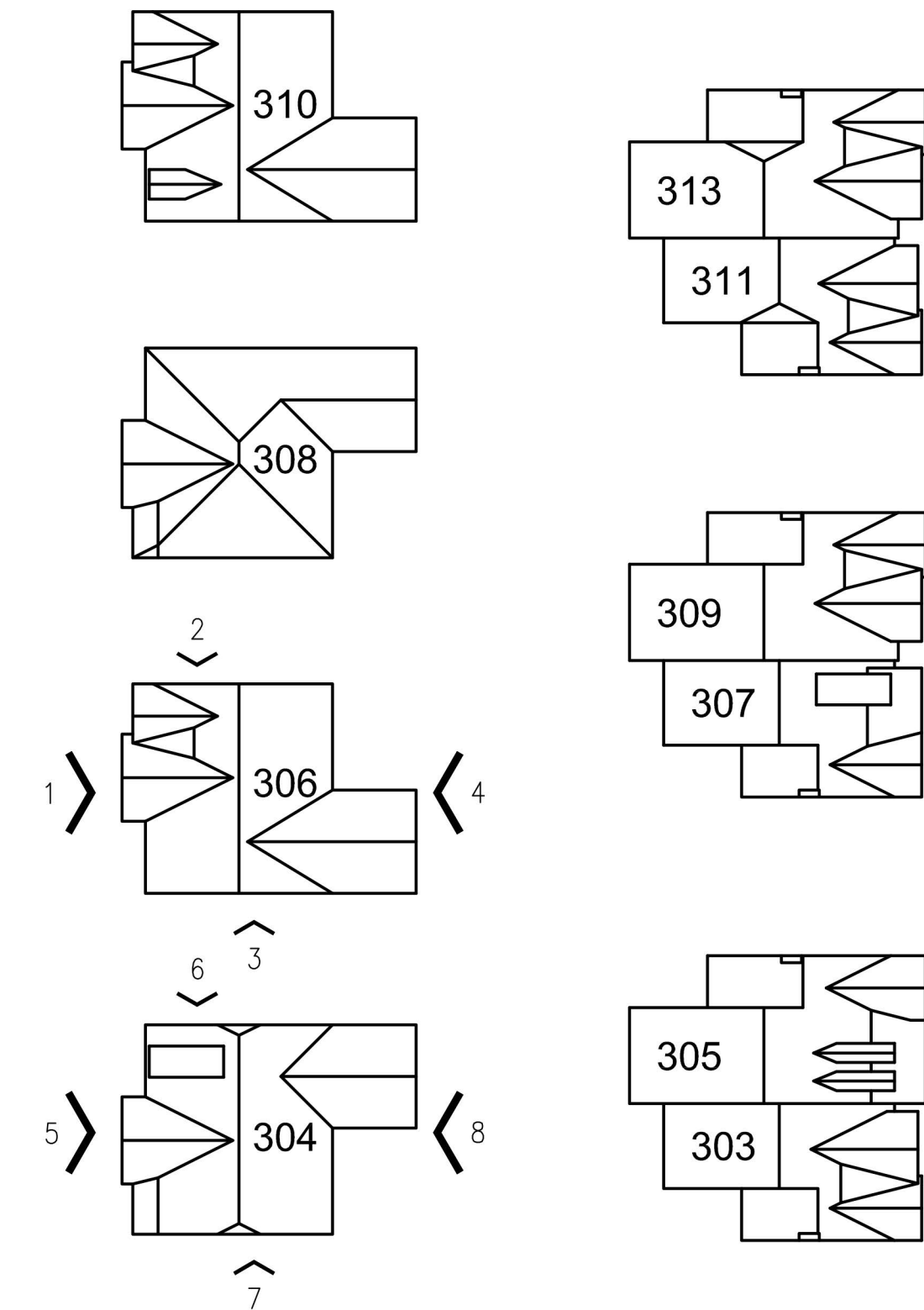


7 COTTAGE 304 ELEVATION



8 COTTAGE 304 ELEVATION

PLAN LEGEND



GOOD WORKS
UNLIMITED, LLC

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Management of Senior Living
Communities

02 JEFFERSON COURT
FRANKLIN, TN 37064
615.790.7041 P/F

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LLC

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Architecture
Interiors
Construction

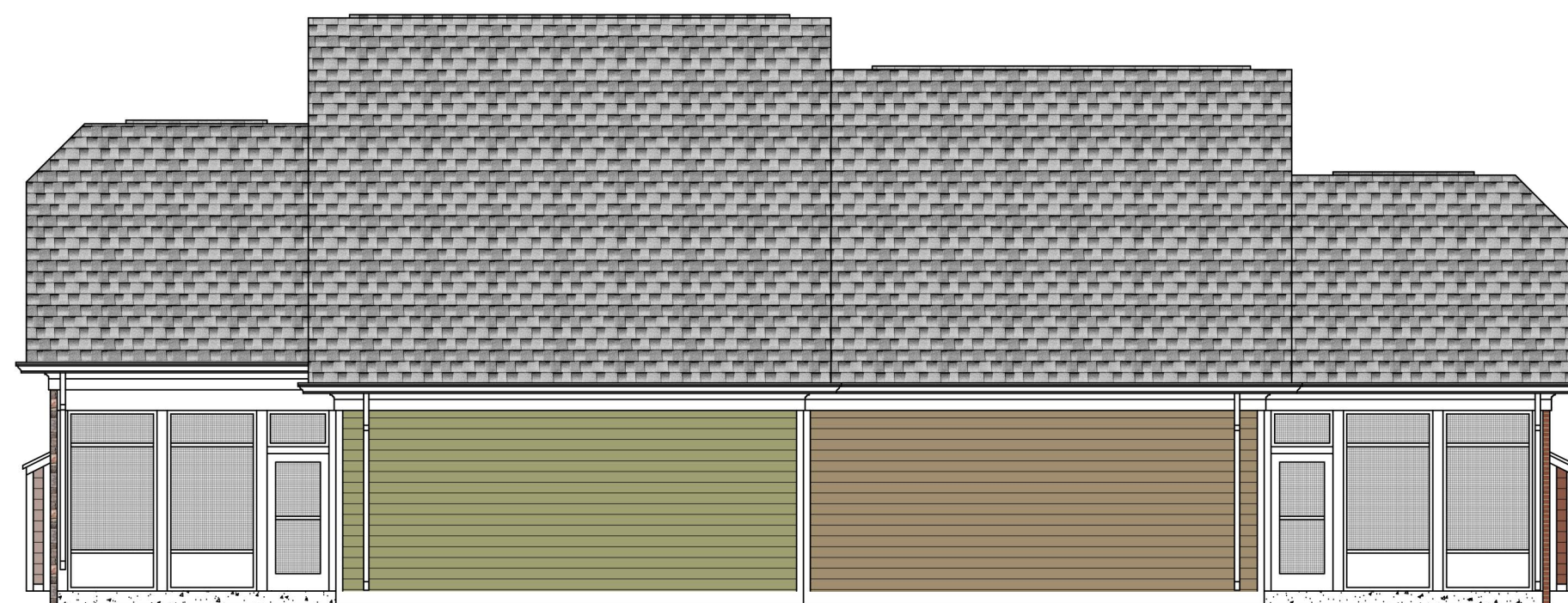
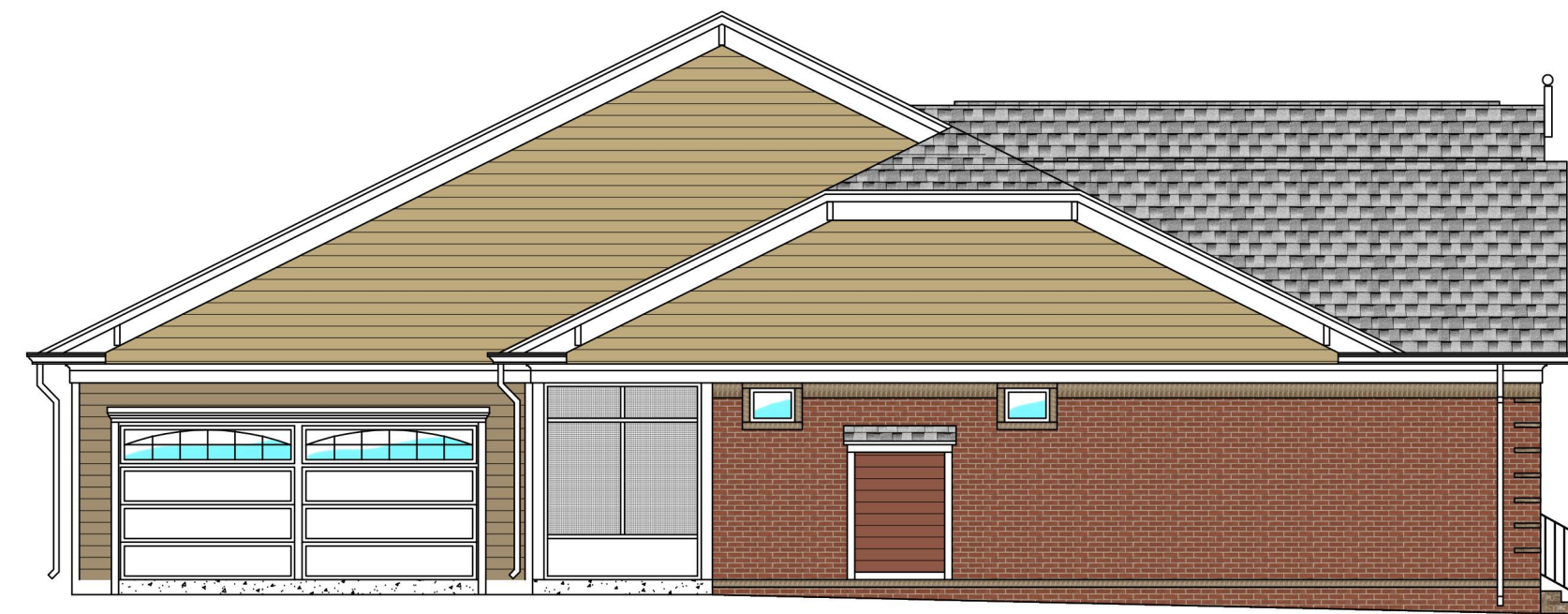
1753 Fieldcrest Circle
Franklin, TN 37064
615.790.7041 p/f

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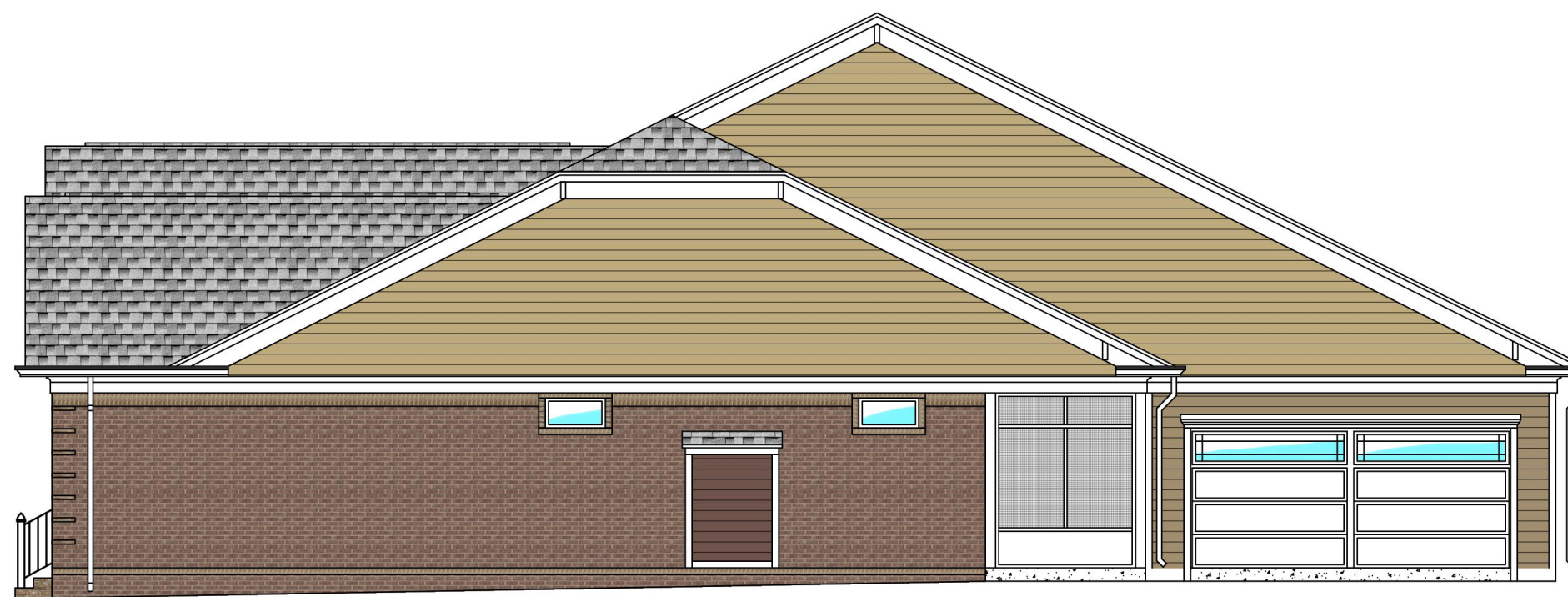
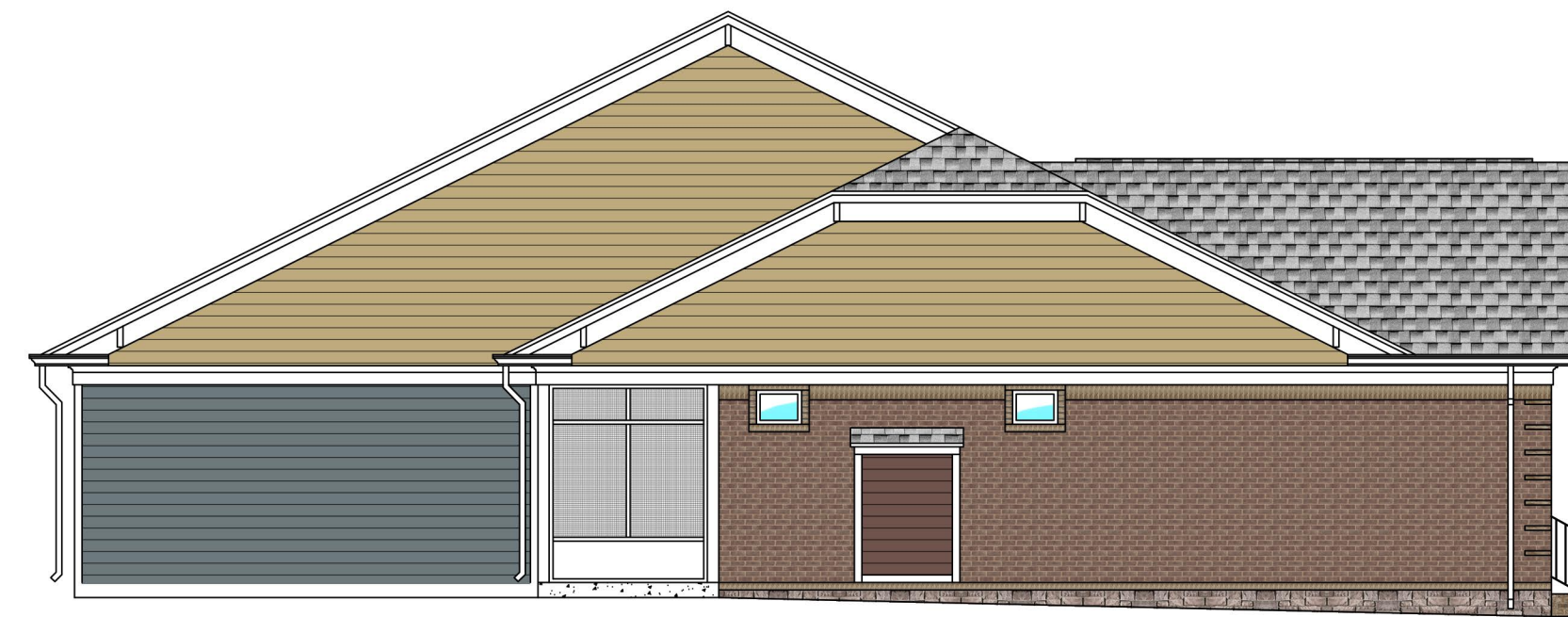
Silver Grace
AT
VILLAS #303/304/305/306/307/308/309/310/311/313
3300 CELEBRATION CIRCLE, FRANKLIN, TN 37067

DRAWING TITLE:
COTTAGES 304
AND 306 EXTERIOR

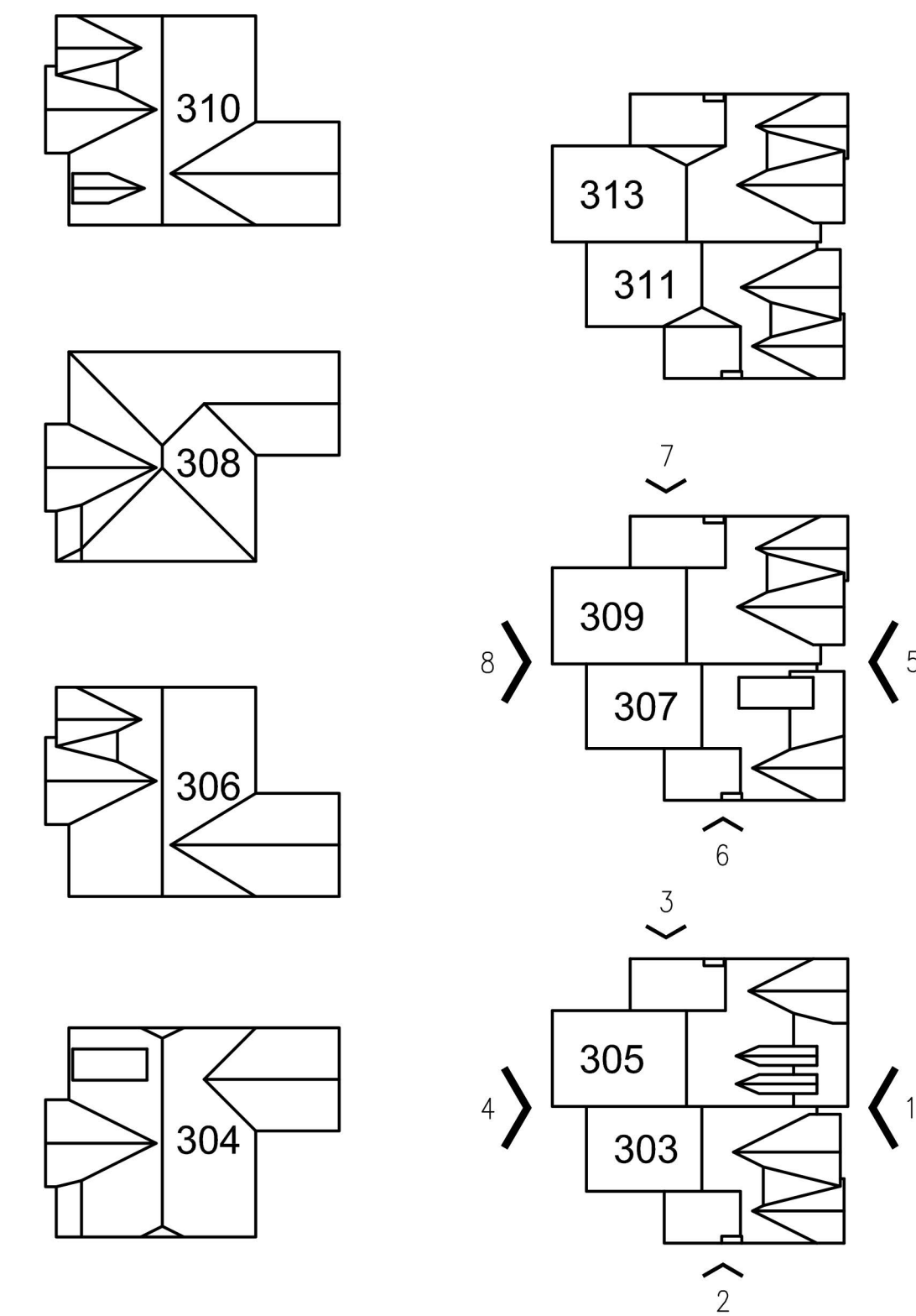
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DUPLEX 303/305
DUPLEX 307/309



PLAN LEGEND



GOOD WORKS
UNLIMITED, LLC

Development, Design and
Management of Senior Living
Communities

2202 JEFFERSON COURT
FRANKLIN, TN 37064
615.790.7041 P/F



Inspireon
LLC.
Planning
Architecture
Interiors
Construction

1753 Fieldcrest Circle
Franklin, TN 37064
615.790.7041 p/f

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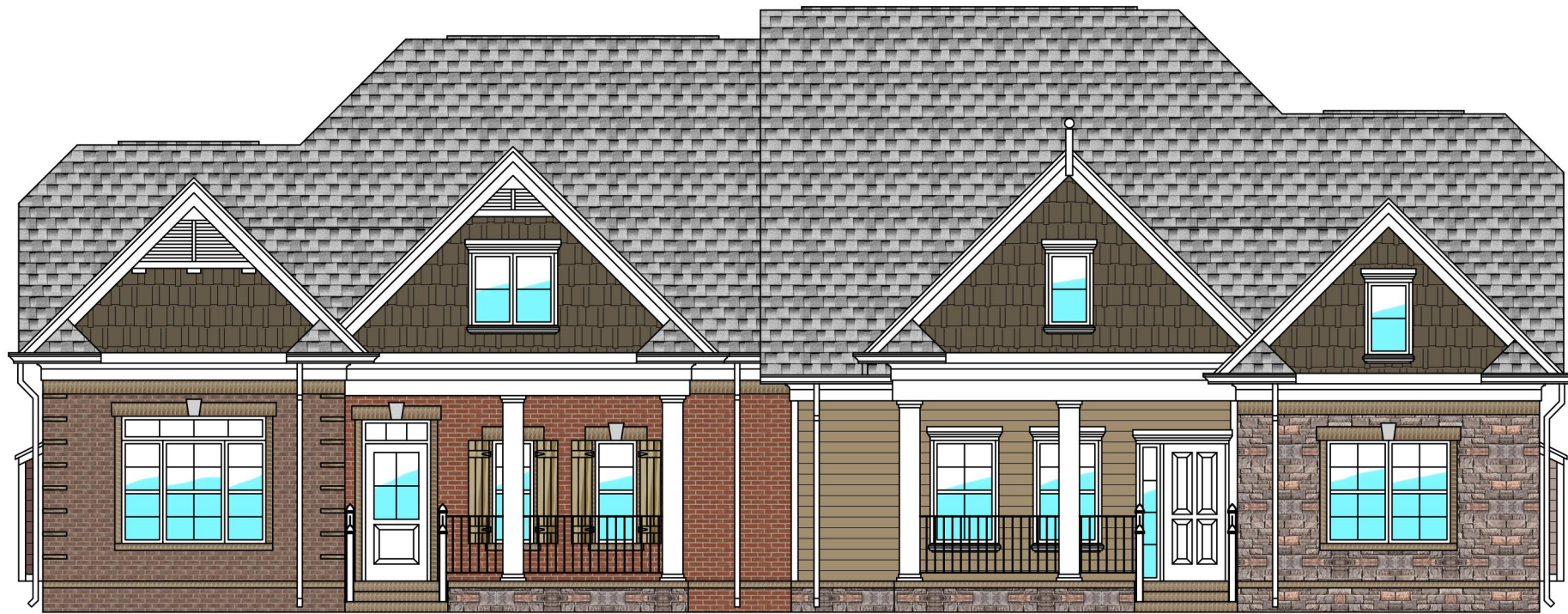
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VILLAS
Silver Grace
AT
VILLAS #303/304/305/306/307/308/309/310/311/313
300 CELEBRATION CIRCLE, FRANKLIN, TN 37067

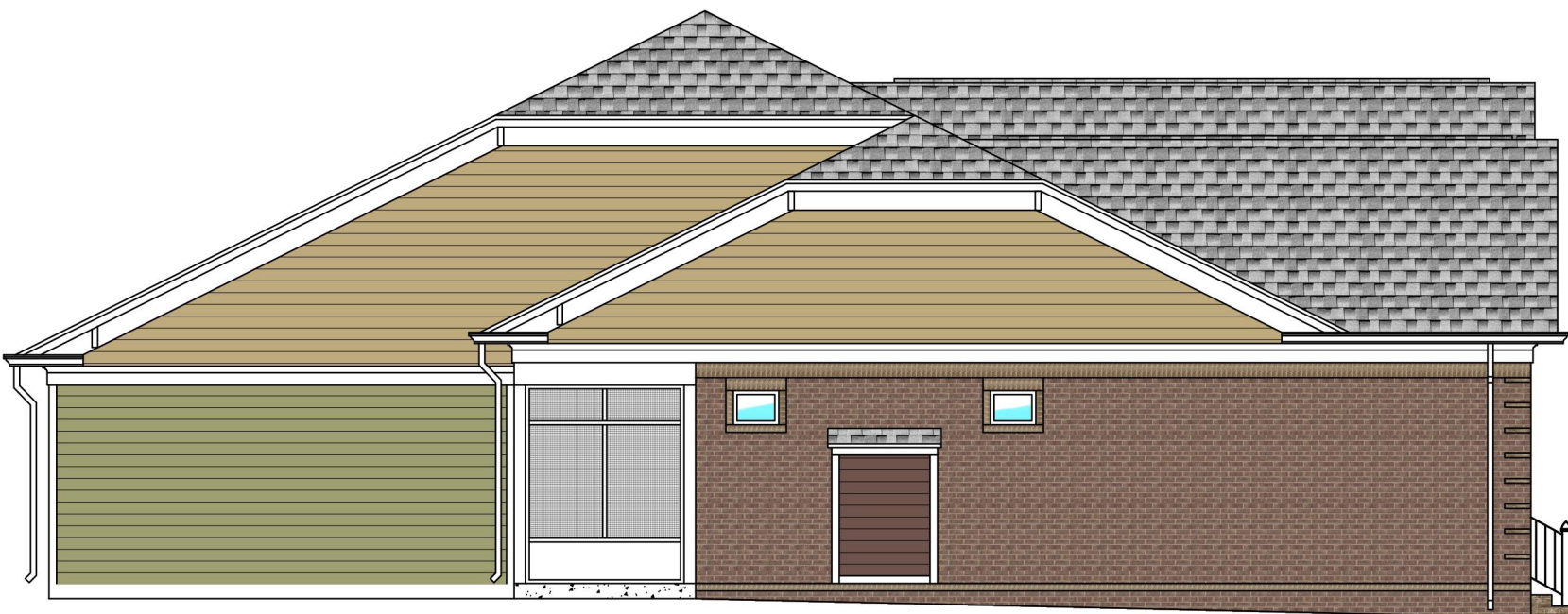
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DUPLIX 303/305 AND
307/309 EXTERIOR

SCALE: 1/8"=1'-0"

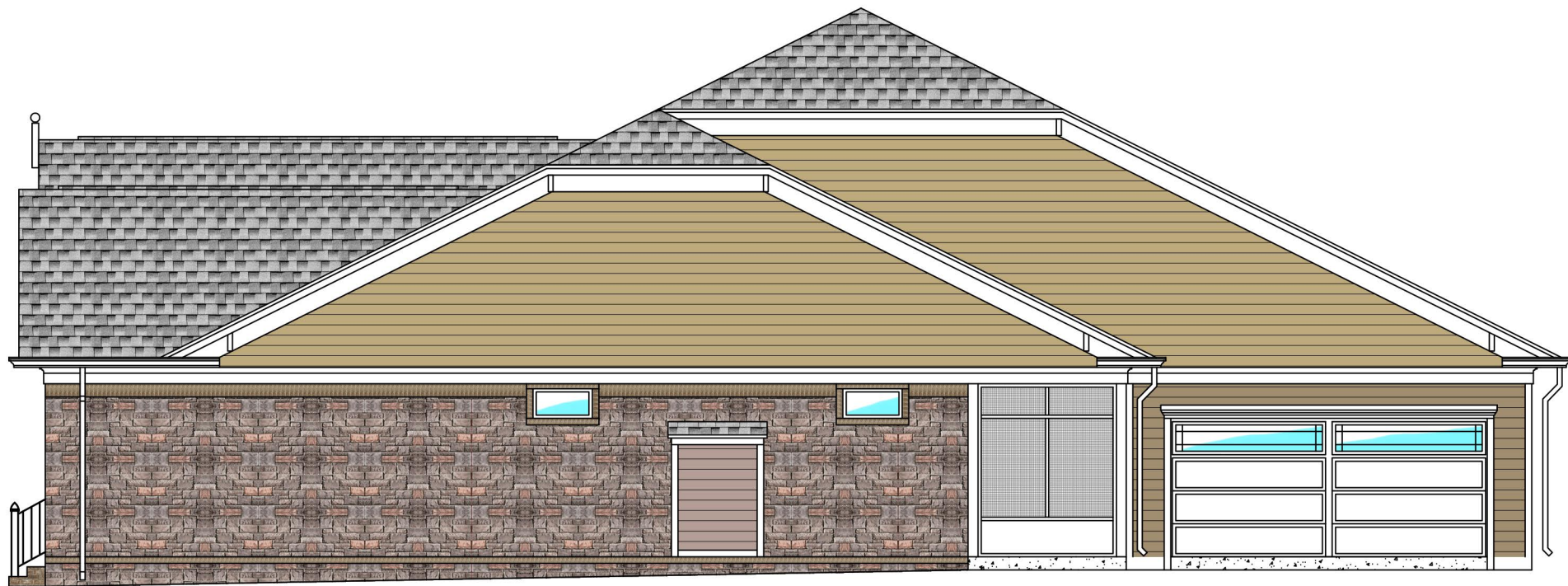
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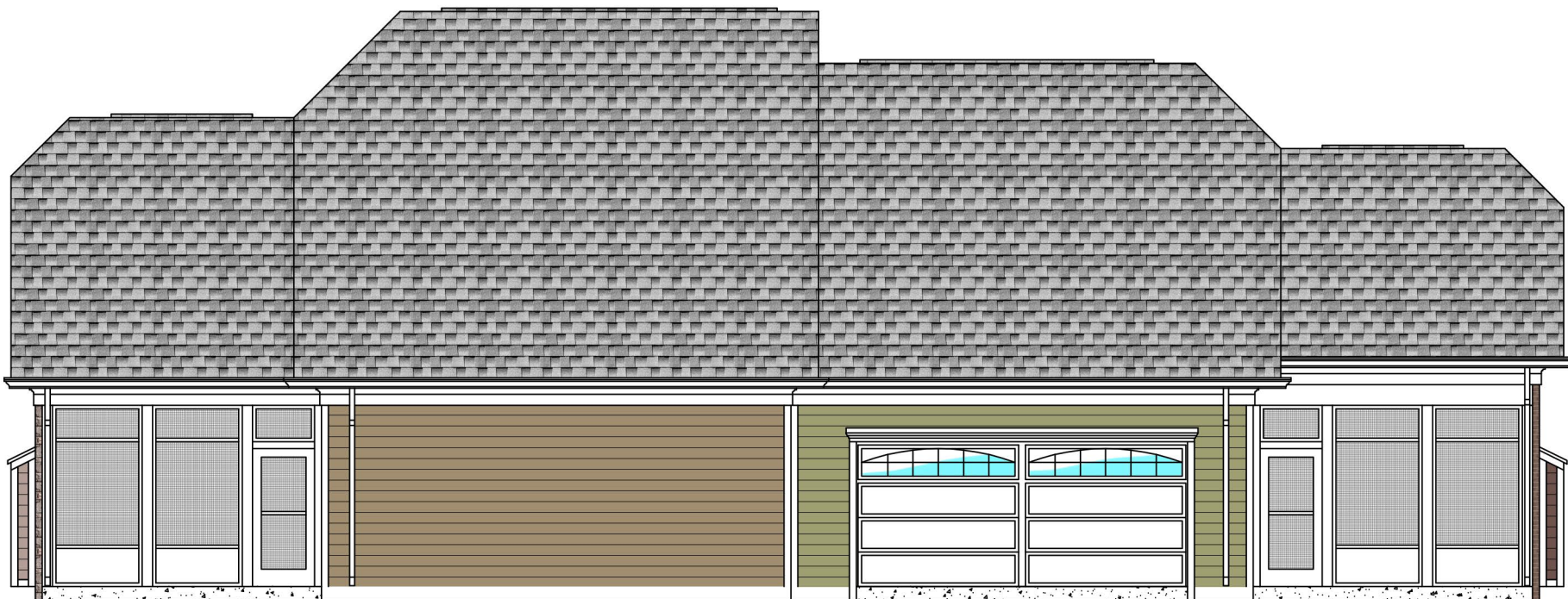
1 DUPLEX 311/313 ELEVATION



2 DUPLEX 311 ELEVATION

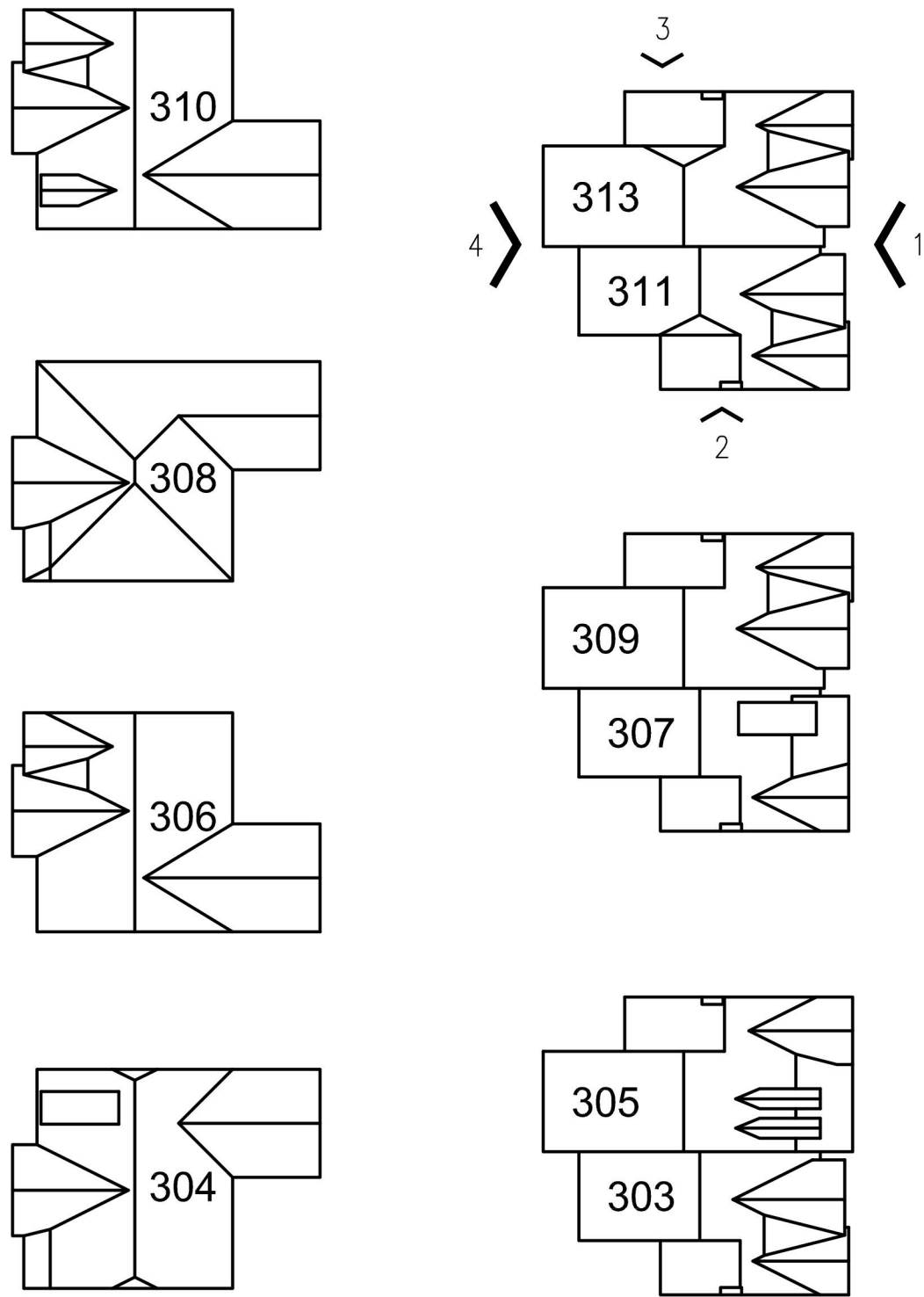


3 DUPLEX 313 ELEVATION



4 DUPLEX 313/311 ELEVATION

PLAN LEGEND

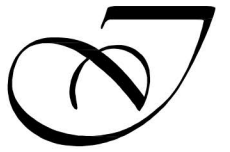




GOOD WORKS
UNLIMITED, LLC

Development, Design and
Management of Senior Living
Communities

2202 JEFFERSON COURT
FRANKLIN, TN 37064
615.790.7041 p/f



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LLC.

Planning
Architecture
Interiors
Construction

1753 Fieldcrest Circle
Franklin, TN 37064
615.790.7041 p/f

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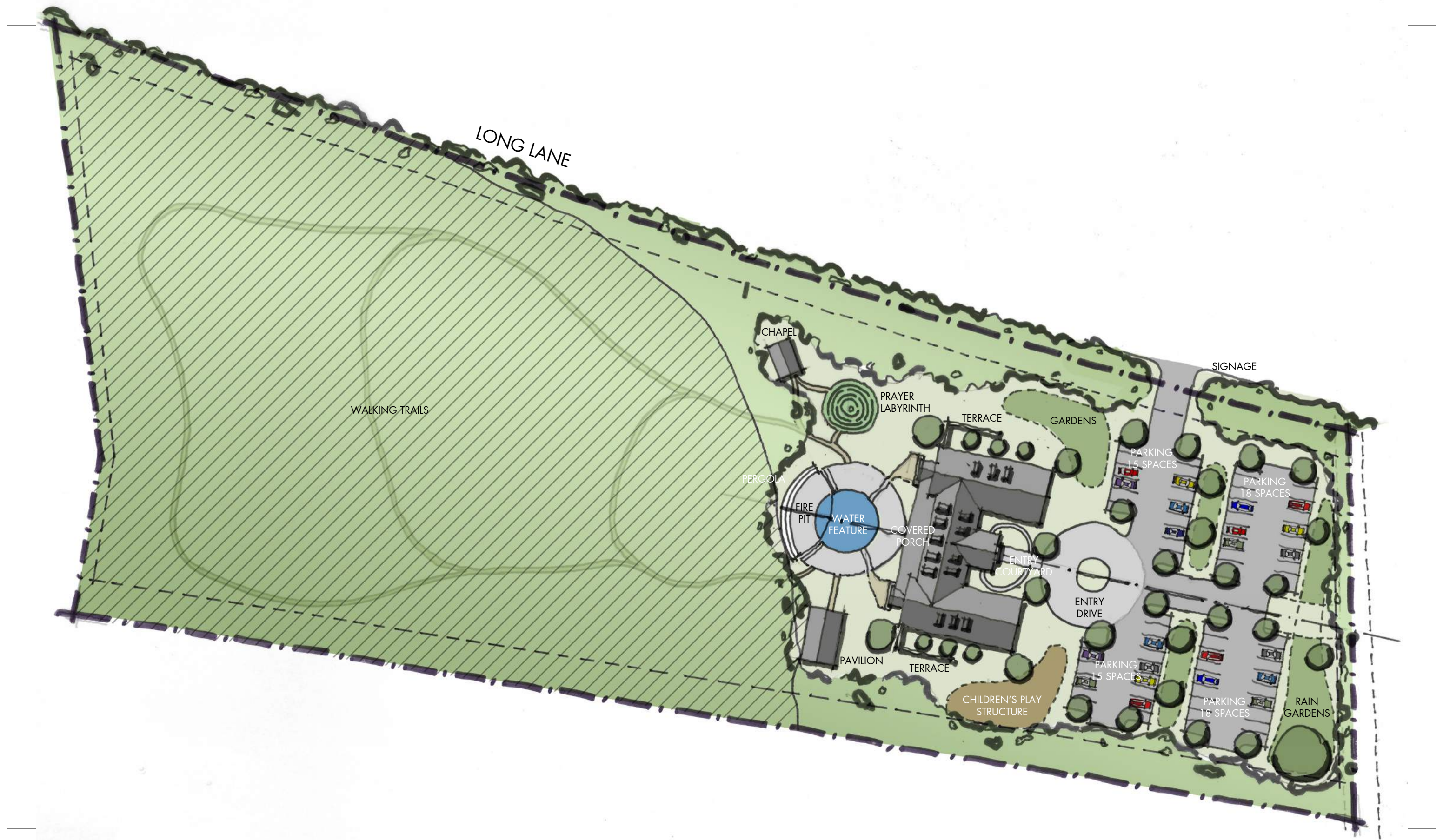
DATE	DESCRIPTION

VILLAS
Silver Grace

VILLAS #303/304/305/306/307/308/309/310/311/313
AT
300 CELEBRATION CIRCLE, FRANKLIN, TN 37067

DRAWING TITLE:
DUPLEX 311/313
EXTERIOR

SCALE: 1/8"=1'-0"

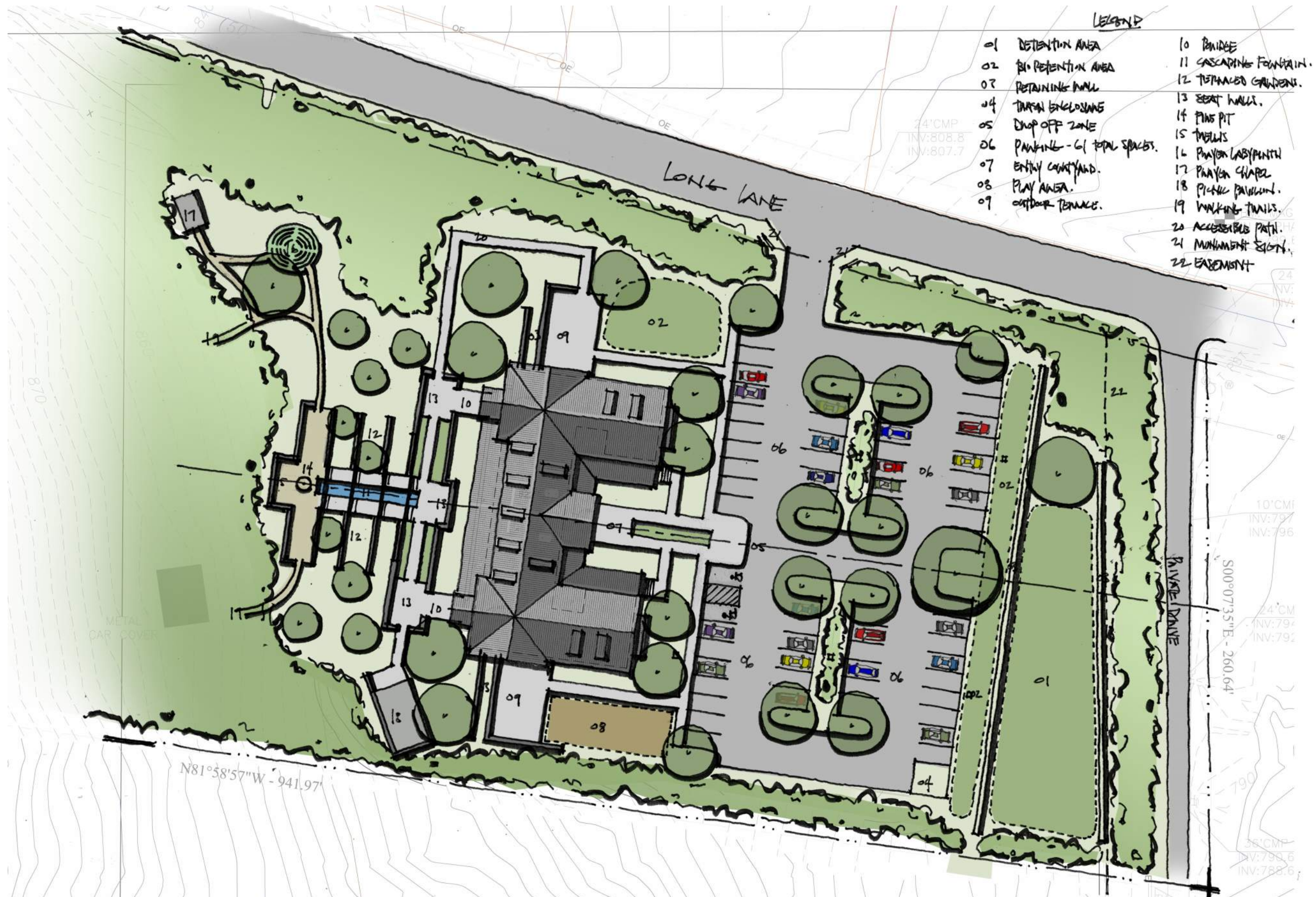


REFUGE CENTER FOR COUNSELING
JOINT CONCEPTUAL WORKSHOP
PREVIOUS CONCEPTUAL SITE PLAN

BAUER ASKEW
architecture . pllc



28 MARCH 19



REFUGE CENTER FOR COUNSELING
JOINT CONCEPTUAL WORKSHOP
CURRENT SITE PLAN

BAUER ASKEW
architecture . pllc

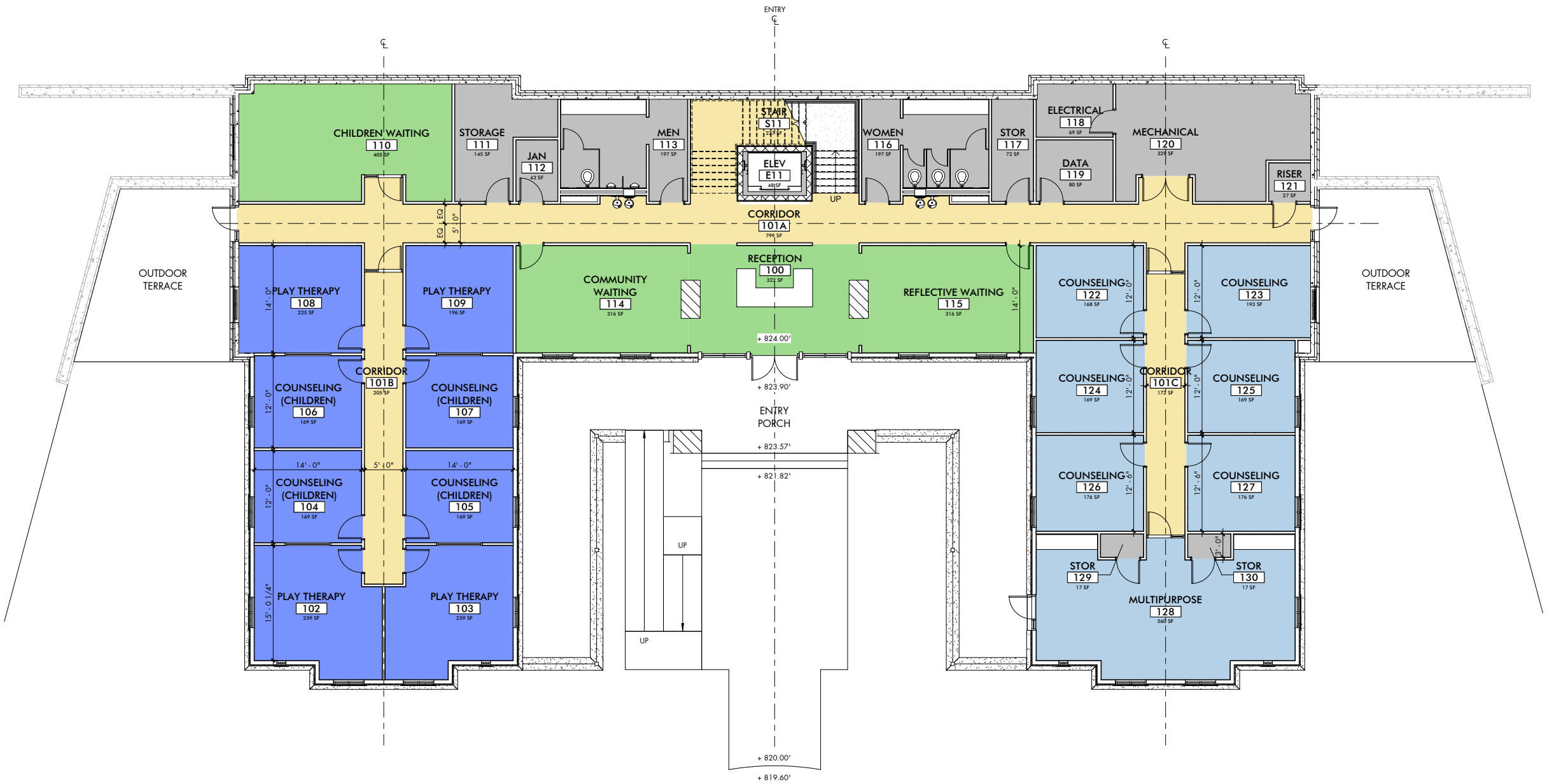


28 MARCH 19

CURRENT TOTAL OFFICE SPACES: 32

MAIN LEVEL: 14

UPPER LEVEL: 18

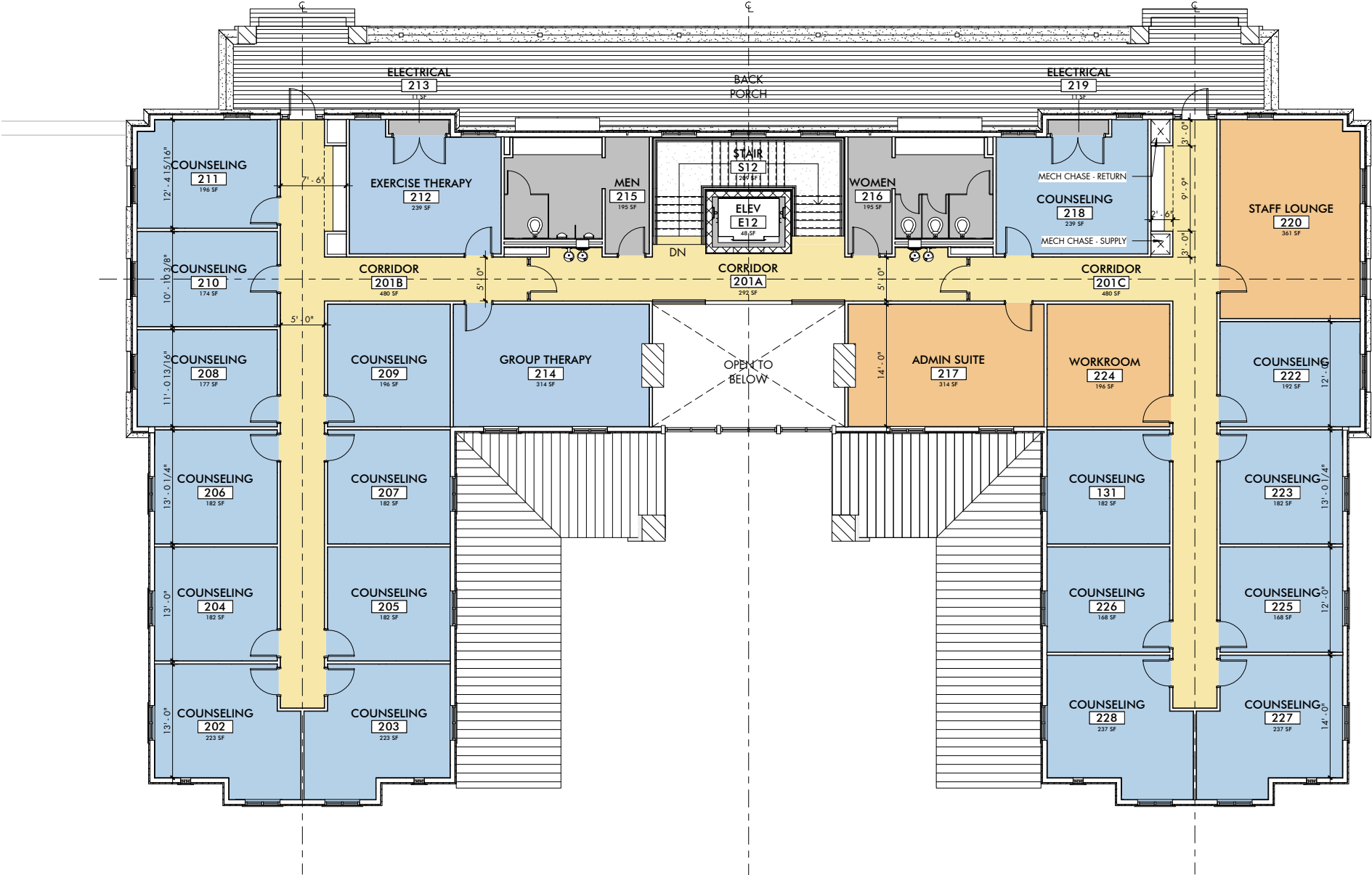


MAIN LEVEL

CURRENT TOTAL OFFICE SPACES: 32

MAIN LEVEL: 14

UPPER LEVEL: 18



UPPER LEVEL



REFUGE CENTER FOR COUNSELING
JOINT CONCEPTUAL WORKSHOP
ENTRY (EAST) ELEVATION

28 MARCH 19

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0' 4' 8' 16' 32'

5



REFUGE CENTER FOR COUNSELING
JOINT CONCEPTUAL WORKSHOP
HILLSIDE (WEST) ELEVATION

28 MARCH 19

BAUER | ASKEW
architecture . pllc

0' 4' 8' 16' 32'

6

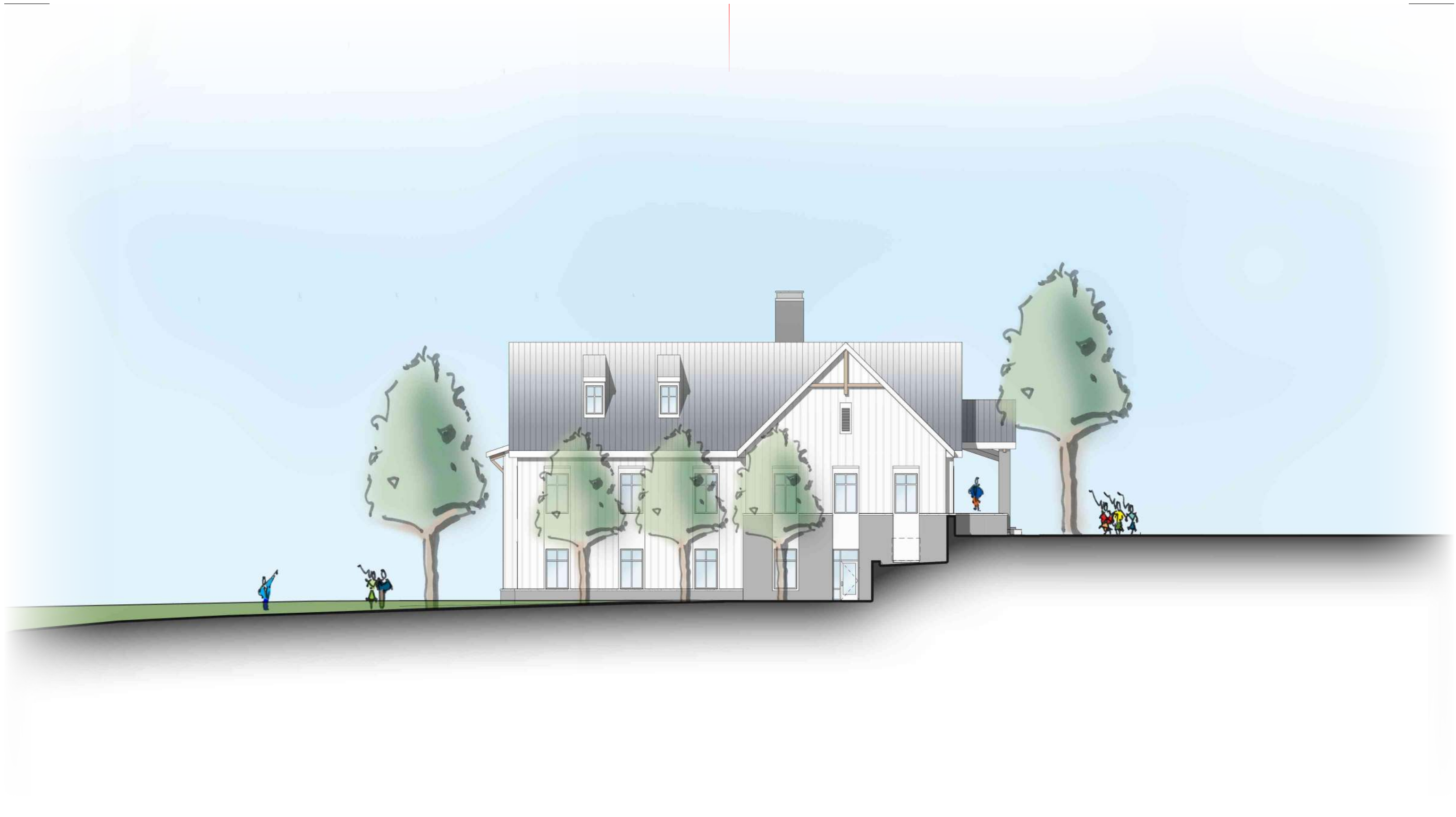


REFUGE CENTER FOR COUNSELING
JOINT CONCEPTUAL WORKSHOP
SOUTH ELEVATION

BAUER | ASKEW
architecture . pllc

0' 4' 8' 16' 32'

28 MARCH 19



REFUGE CENTER FOR COUNSELING
JOINT CONCEPTUAL WORKSHOP
NORTH ELEVATION

28 MARCH 19

BAUER | ASKEW
architecture . pllc

0' 4' 8' 16' 32'





REFUGE CENTER FOR COUNSELING
JOINT CONCEPTUAL WORKSHOP
ENTRY PORCH RENDERING

BAUER ASKEW
architecture . pllc

0' 4' 8' 16' 32'



REFUGE CENTER FOR COUNSELING
JOINT CONCEPTUAL WORKSHOP
BACK PORCH RENDERING

28 MARCH 19

BAUER ASKEW
architecture . pllc

0' 4' 8' 16' 32'

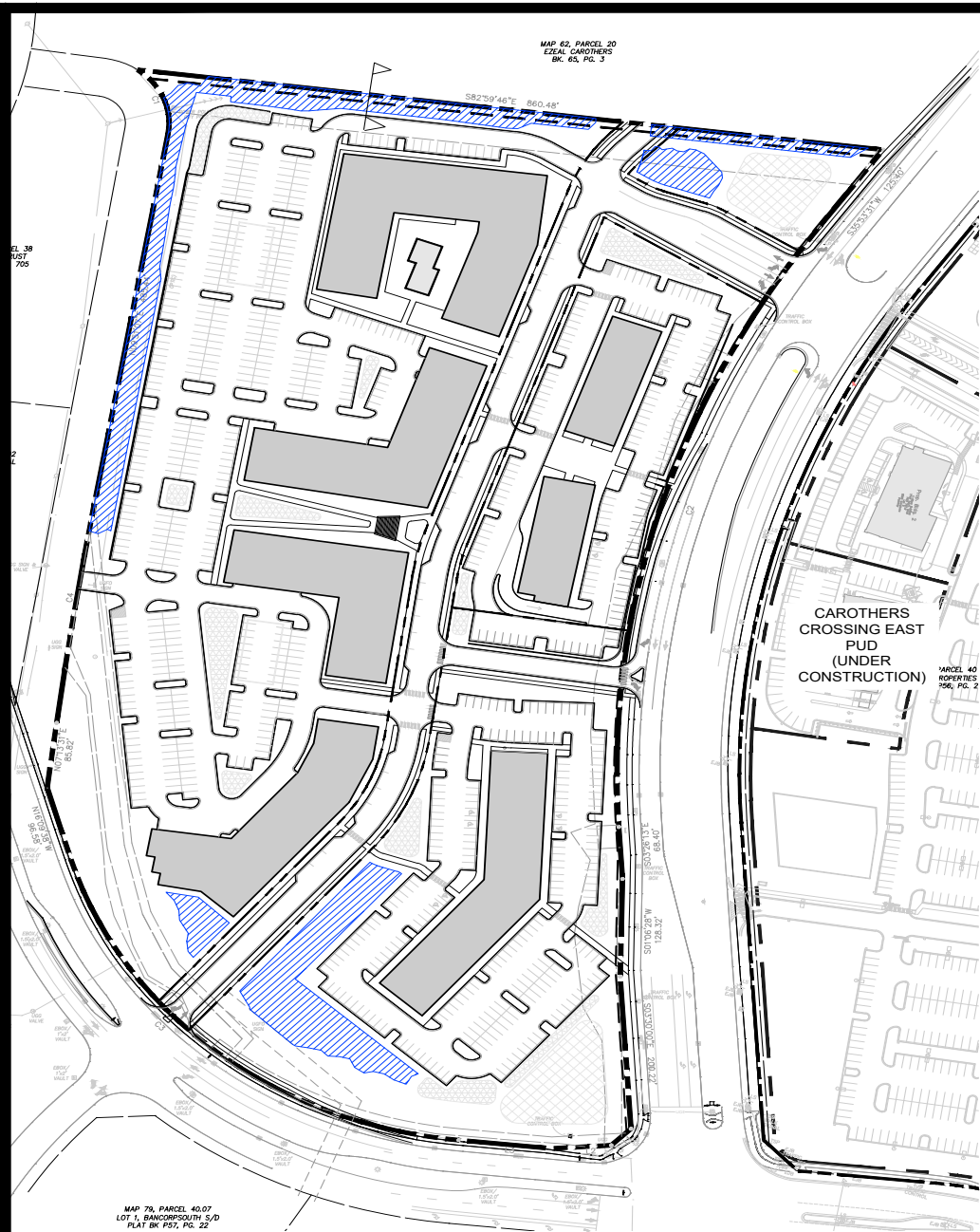


Carothers Crossing West PUD Development Plan, Revision I

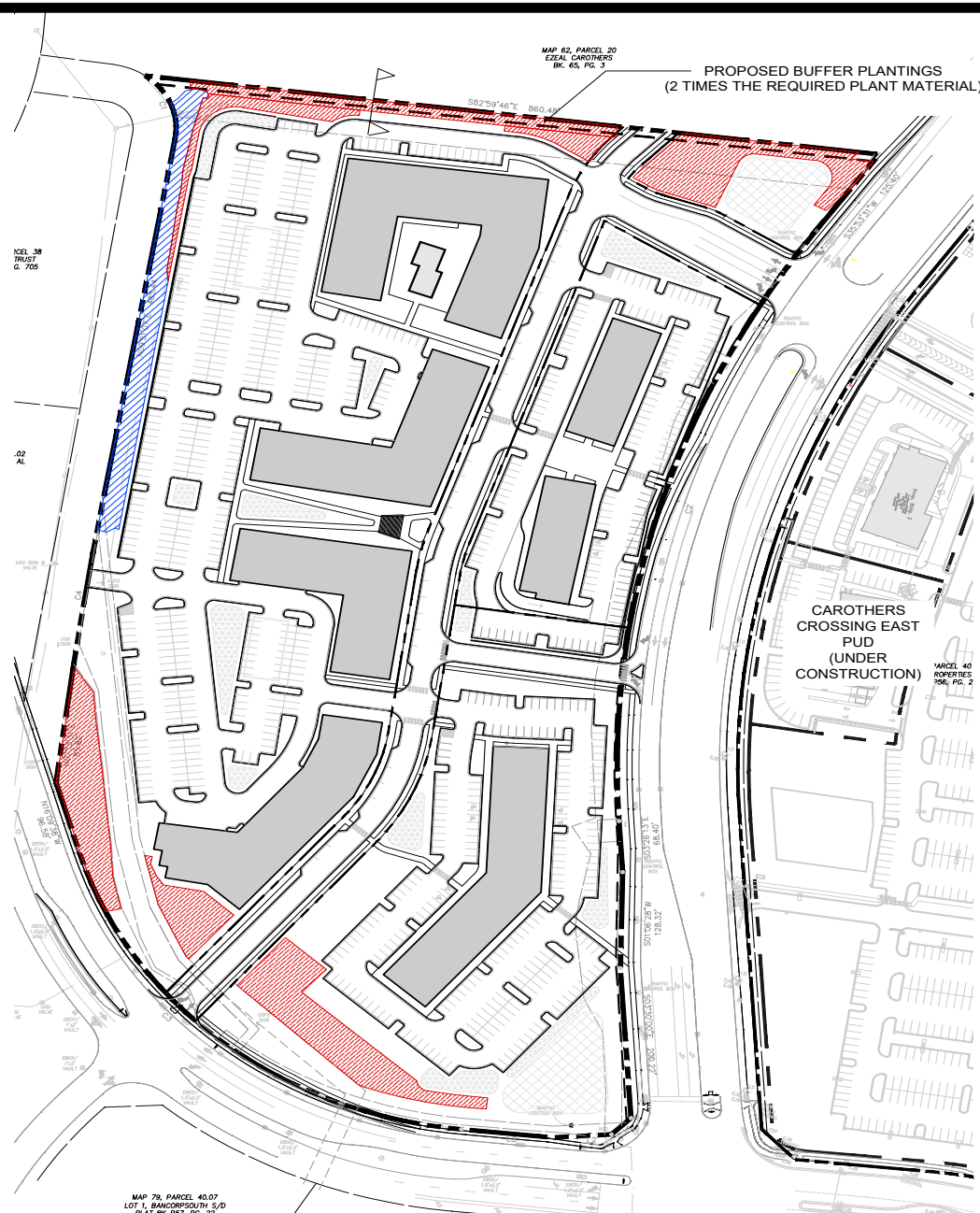
Joint Conceptual Workshop
March 28, 2019



Tree Protection



PREVIOUSLY APPROVED DEVELOPMENT PLAN



DEVELOPMENT PLAN REVISION 1

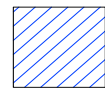
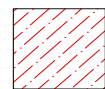
SITE DATA CHART

PROJECT NAME:	CAROTHERS CROSSING WEST, REVISION 1
PROJECT #:	6793
SUBDIVISION:	079--04003
LOT NUMBER:	LIBERTY PIKE
ADDRESS:	FRANKLIN
CITY:	WILLIAMSON
COUNTY:	TENNESSEE
STATE:	9
CIVIL DISTRICT:	GC
EXISTING ZONING:	SD-X (16.64/67,330)
PROPOSED ZONING:	MECO-4
EXISTING CHARACTER AREA:	HBO BUFFER
OTHER APPLICABLE OVERLAYS:	EITHER
APPLICABLE DEVELOPMENT STANDARD:	19.83 AC
ACREAGE OF SITE:	863,622 SF
SQUARE FOOTAGE OF SITE:	
MINIMUM SETBACKS:	
CAROTHERS PARKWAY:	50'
EDWARD CURD LANE:	5'
LIBERTY PIKE:	50'
FRONT YARD:	5'
SIDE YARD:	5'
REAR YARD:	30'
OWNER:	PORTER FAMILY LP
ADDRESS:	P.O. BOX 259 MARTIN, TN 38237
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145 (615) 975-5765 greg.gamble@gdc-tn.com GREG GAMBLE
PHONE:	
EMAIL:	
CONTACT:	
BUILDING SQUARE FOOTAGE:	7 BUILDINGS - 525,912 SF TOTAL
BUILDING HEIGHT:	1 - 5 STORIES
REQUIRED LSR:	2
PROVIDED LSR:	.33
MINIMUM PARKING REQUIREMENT:	803 (UTILIZING SHARED PARKING)
MAXIMUM PARKING LIMIT:	909
EXISTING PARKING:	N/A
PROVIDED PARKING:	847
RESIDENTIAL DENSITY:	16.64 D.U.A.
TREE CANOPY:	792,792 SF (18.2 AC)
PARKLAND:	330 UNITS x \$4,304 = \$1,420,320
OPEN SPACE:	
REQUIRED 5% (ALL FORMAL):	0.99 AC (43,181 SF)
PROVIDED (ALL FORMAL):	0.99 AC (43,217 SF)

TREE PRESERVATION BREAKDOWN CHART:

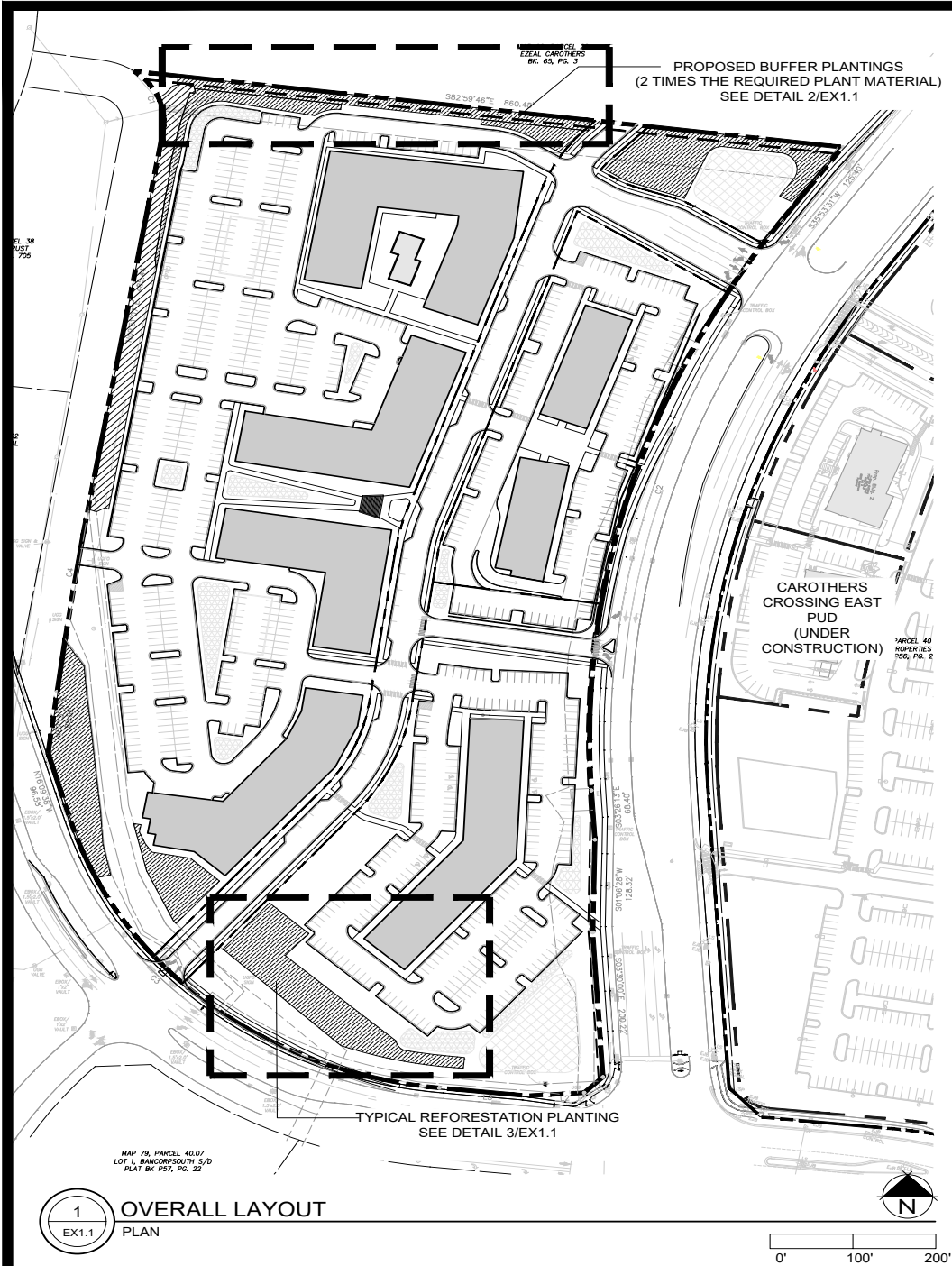
	DEVELOPMENT PLAN	DEVELOPMENT PLAN REVISION 1
EXISTING CANOPY:	686,811 SF (15.77 AC)	686,811 SF (15.77 AC)
PRESERVED TREE CANOPY:	52,597 (1.2 AC)	13,593 SF (0.31 AC)
REFORESTATION AREA:	0.0 SF (0.0 AC)	57,843 SF (1.33 AC)
TREE CANOPY AREA:	52,597 SF (1.2 AC)	71,436 SF (1.64 AC)
PERCENT OF REQUIRED TREE PRESERVATION:	51%	69%

TREE PRESERVATION KEY:

	PRESERVED TREE CANOPY
	REFORESTATION AREA

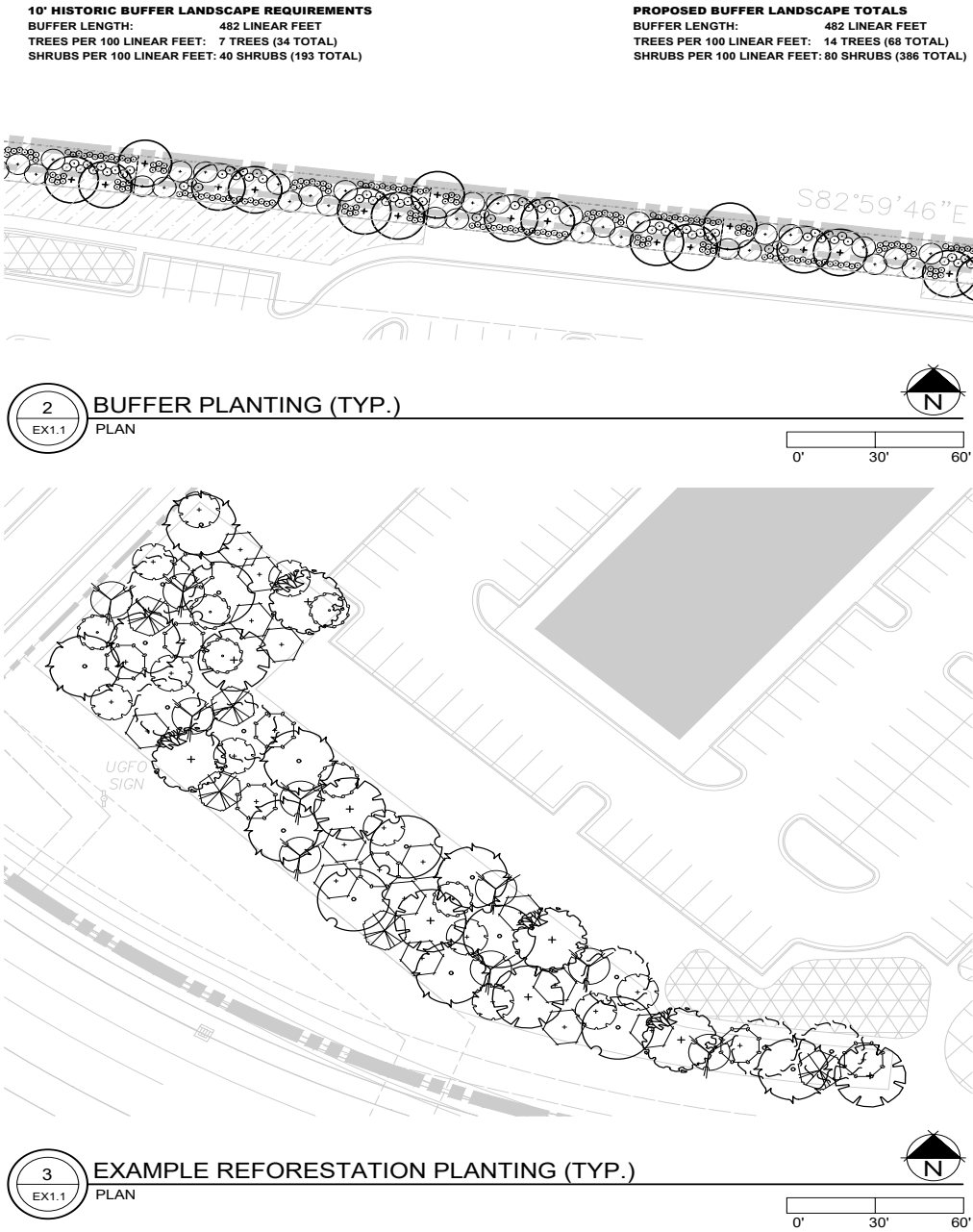


Tree Protection



OVERALL REFORESTATION PLANT SCHEDULE						
QTY	SYMB	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF
CANOPY TREES						
22	AS	ACER SACCHARUM	SUGAR MAPLE	3" CAL. B/B	12'-14'	DECIDUOUS
22	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	3" CAL. B/B	12'-14'	EVERGREEN
21	LT	LIRIODENDRON TULIPIFERA	TULIP POPLAR	3" CAL. B/B	12'-14'	DECIDUOUS
21	QS	QUERCUS SHUMARDII	SHUMARD OAK	3" CAL. B/B	12'-14'	DECIDUOUS
21	TD	TAXODIUM DISTICHUM	BALD CYPRESS	3" CAL. B/B	12'-14'	DECIDUOUS
UNDERSTORY TREES						
42	CC	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2" CAL. B/B	8'-10'	DECIDUOUS
41	CE	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL. B/B	8'-10'	DECIDUOUS
41	OA	OXYDENDRON ARBOREUM	SOURWOOD	2" CAL. B/B	8'-10'	DECIDUOUS
41	OV	OSTRYA VIRGINIANA	HOP HORNBEE	2" CAL. B/B	8'-10'	DECIDUOUS
41	MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	2" CAL. B/B	8'-10'	EVERGREEN

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES.
NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.



EXAMPLE REFORRESTATION PLANTING SCHEDULE (TYP.)						
QTY	SYMB	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF
CANOPY TREES						
6	AS	ACER SACCHARUM	SUGAR MAPLE	3" CAL. B/B	12'-14'	DECIDUOUS
6	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	3" CAL. B/B	12'-14'	EVERGREEN
6	LT	LIRIODENDRON TULIPIFERA	TULIP POPLAR	3" CAL. B/B	12'-14'	DECIDUOUS
5	QS	QUERCUS SHUMARDII	SHUMARD OAK	3" CAL. B/B	12'-14'	DECIDUOUS
5	TD	TAXODIUM DISTICHUM	BALD CYPRESS	3" CAL. B/B	12'-14'	DECIDUOUS
UNDERSTORY TREES						
11	CC	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2" CAL. B/B	8'-10'	DECIDUOUS
11	CE	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL. B/B	8'-10'	DECIDUOUS
11	OA	OXYDENDRON ARBOREUM	SOURWOOD	2" CAL. B/B	8'-10'	DECIDUOUS
10	OV	OSTRYA VIRGINIANA	HOP HORNBEE	2" CAL. B/B	8'-10'	DECIDUOUS
10	MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	2" CAL. B/B	8'-10'	EVERGREEN

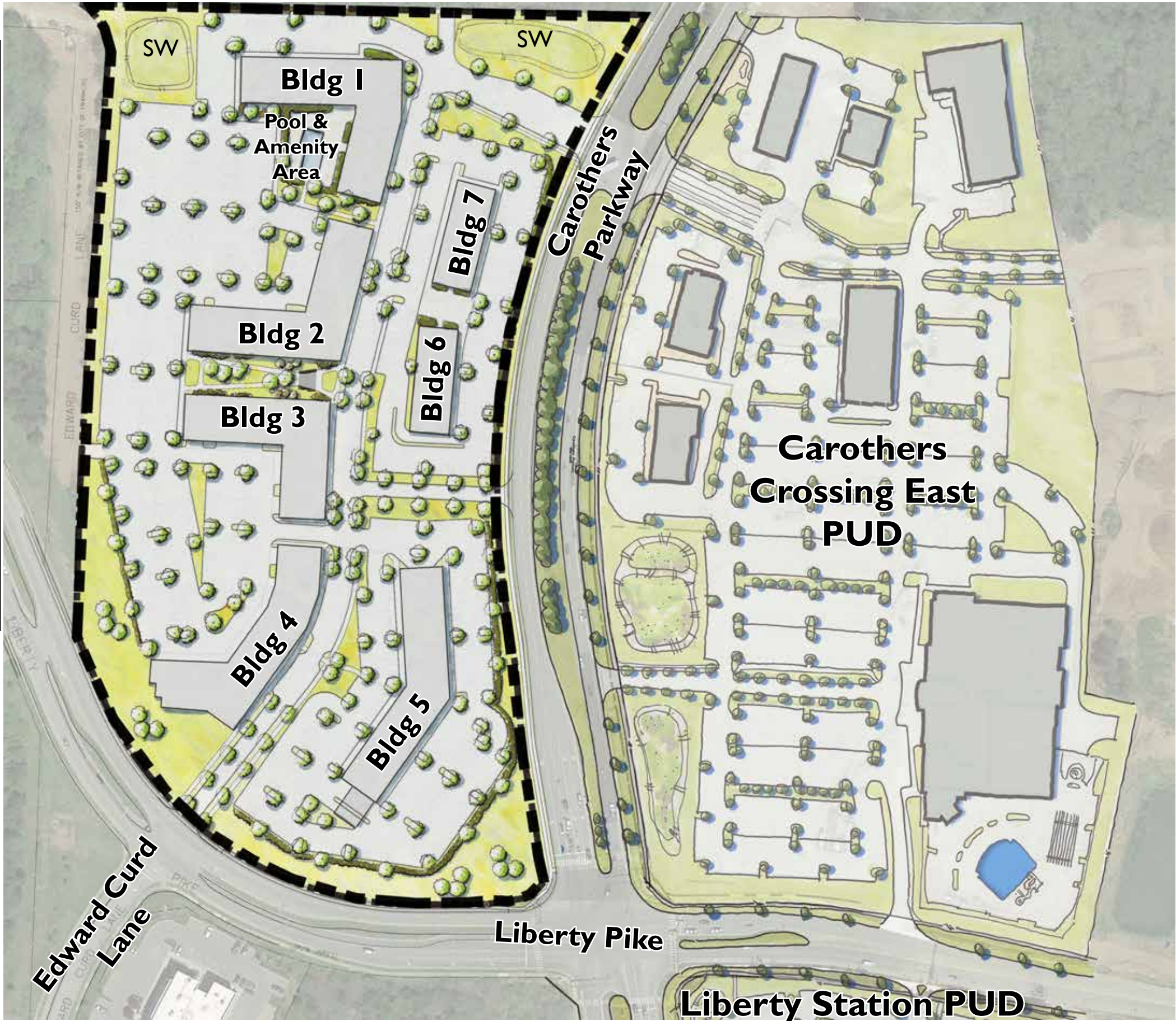
NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES.
NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.

SITE DATA CHART

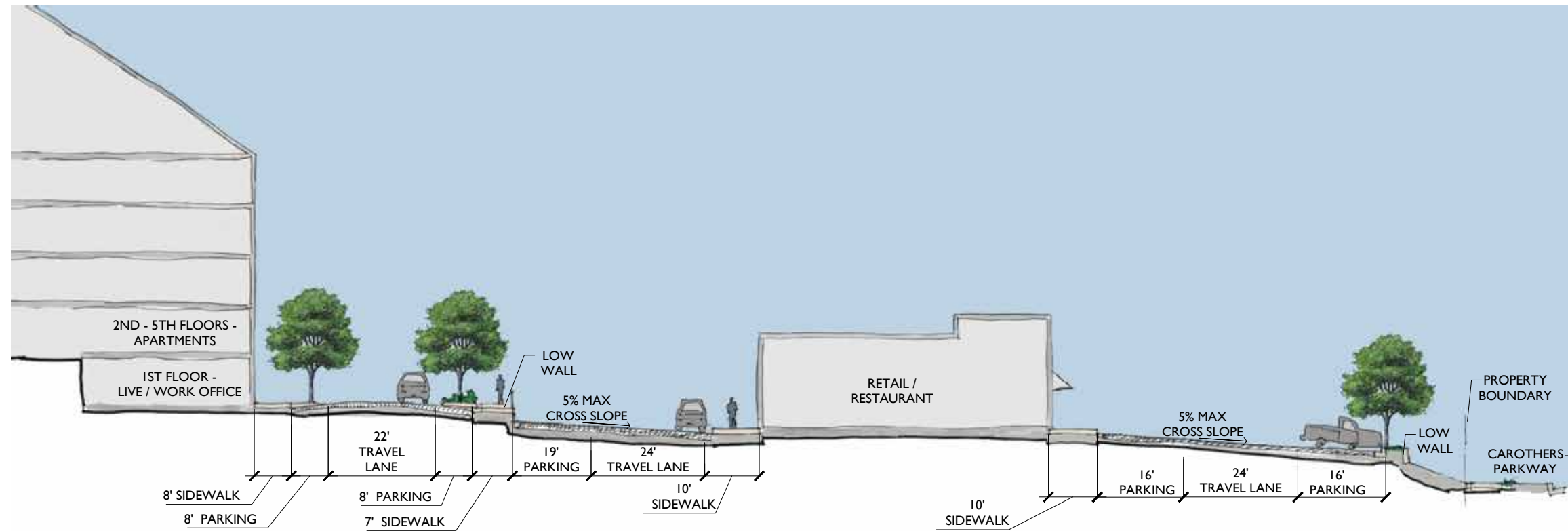
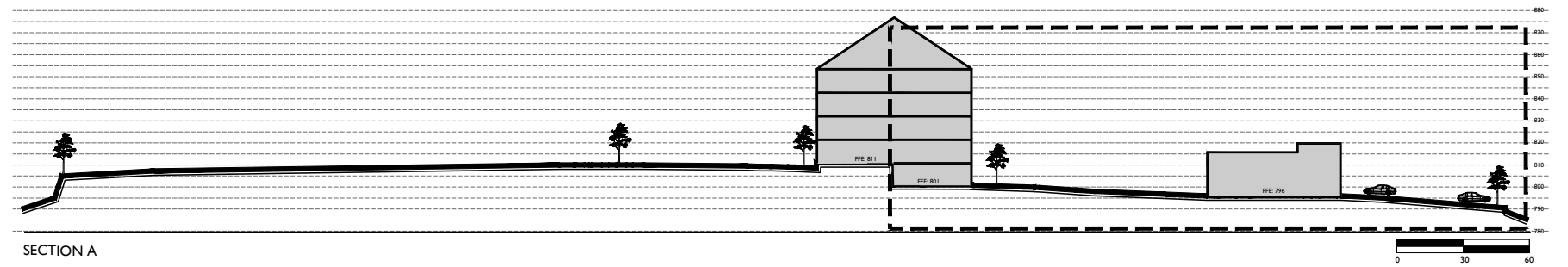
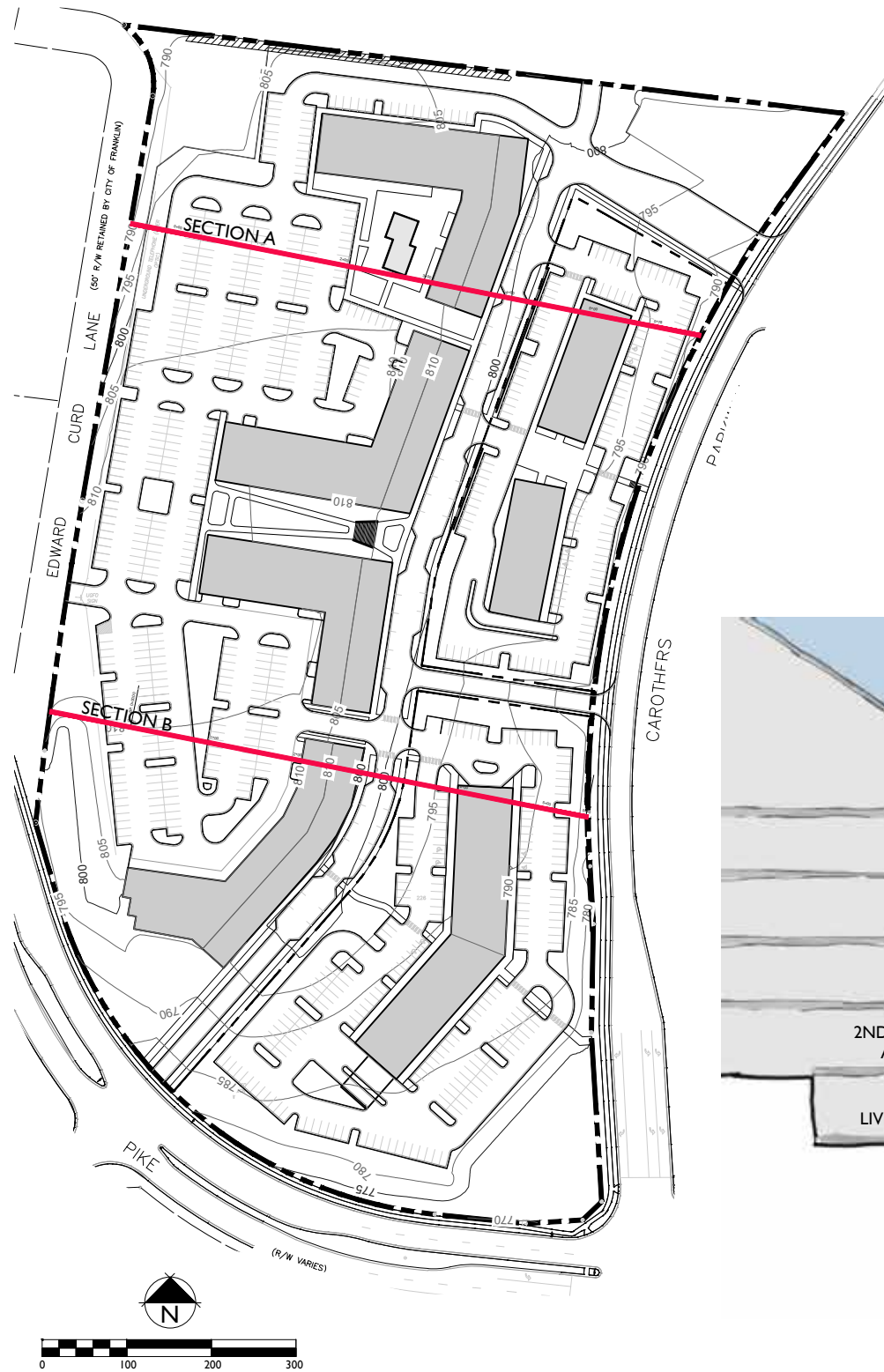
PROJECT NAME:	CAROTHERS CROSSING WEST, REVISION 1 6793
PROJECT #:	079--04003
SUBDIVISION:	LIBERTY PIKE
LOT NUMBER:	FRANKLIN
ADDRESS:	WILLIAMSON
CITY:	TENNESSEE
COUNTY:	9
STATE:	GC
CIVIL DISTRICT:	SD-X (16.64/67,330)
EXISTING ZONING:	MECO-4
PROPOSED ZONING:	HBO BUFFER
EXISTING CHARACTER AREA:	EITHER
OTHER APPLICABLE OVERLAYS:	19.83 AC
APPLICABLE DEVELOPMENT STANDARD:	863,622 SF
ACREAGE OF SITE:	
SQUARE FOOTAGE OF SITE:	
MINIMUM SETBACKS:	
CAROTHERS PARKWAY:	50'
EDWARD CURD LANE:	5'
LIBERTY PIKE:	
FRONT YARD:	50'
SIDE YARD:	5'
REAR YARD:	30'
OWNER:	PORTER FAMILY LP
ADDRESS:	P.O. BOX 259 MARTIN, TN 38237
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145
PHONE:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE
BUILDING SQUARE FOOTAGE:	7 BUILDINGS - 525,912 SF TOTAL
BUILDING HEIGHT:	1 - 5 STORIES
REQUIRED LSR:	2
PROVIDED LSR:	.33
MINIMUM PARKING REQUIREMENT:	803 (UTILIZING SHARED PARKING)
MAXIMUM PARKING LIMIT:	909
EXISTING PARKING:	N/A
PROVIDED PARKING:	847
RESIDENTIAL DENSITY:	16.64 D.U.A.
TREE CANOPY:	792,792 SF (18.2 AC)
PARKLAND:	330 UNITS x \$4,304 = \$1,420,320
OPEN SPACE:	
REQUIRED 5% (ALL FORMAL):	0.99 AC (43,181 SF)
PROVIDED (ALL FORMAL):	0.99 AC (43,217 SF)

Master Plan

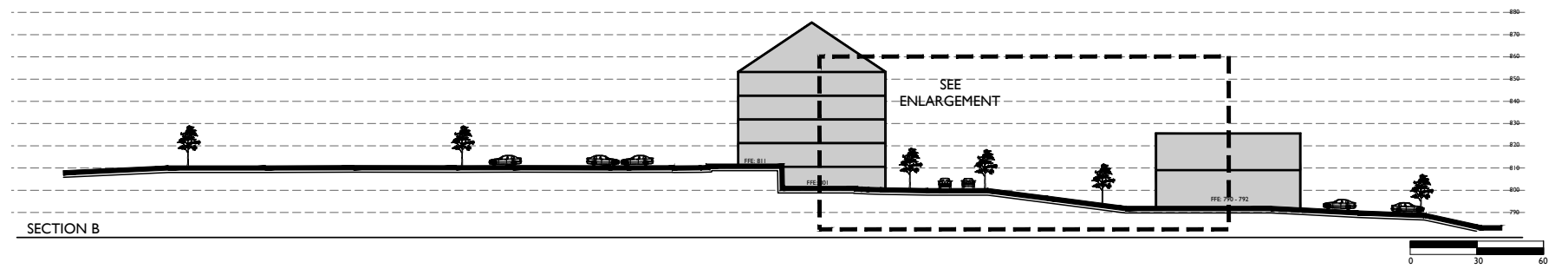
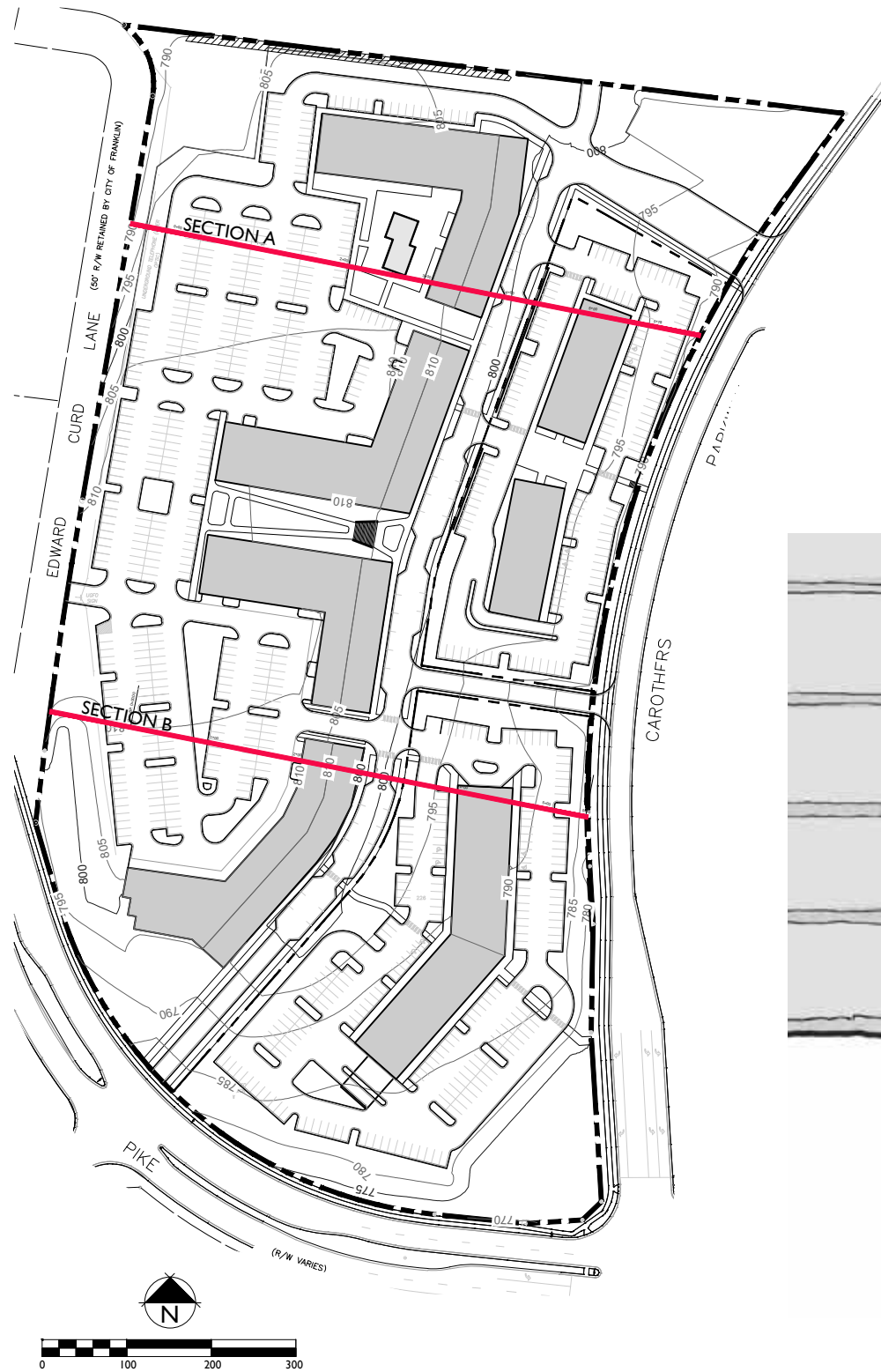
Site Data	
Residential:	
1 Bedroom Units:	-
2 Bedroom Units:	-
Live-Work Units:	-
Total Units:	330
Residential Density:	16.64 DUA
Commercial:	
Restaurant:	4,800 SF
Bank:	3,900 SF
Retail:	34,565 SF
Office:	24,065 SF
Total Commercial SF:	67,330 SF
Buildings 1-4: 4-5 Story Split-level with Live/work Units	
Building 5: 2 Story Commercial	
Building 6: 1 Story Commercial	
Building 7: 1 Story Commercial	



Section 'A'



Section 'B'



Architecture



Residential Building



One-Story Commercial Buildings



Two-Story Commercial Building



Bird's Eye View



View From Liberty & Carothers



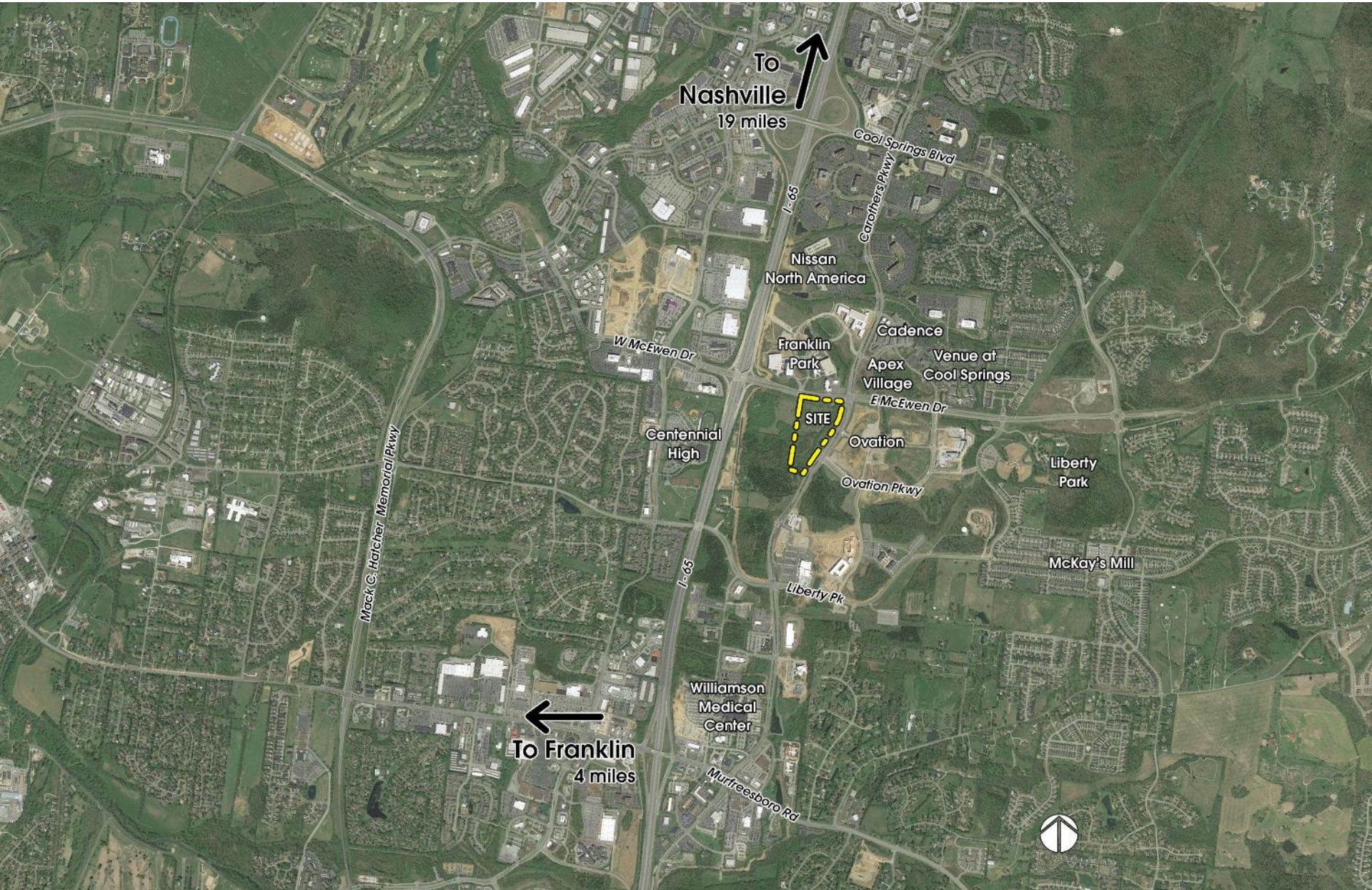
Aureum

Joint Conceptual Workshop

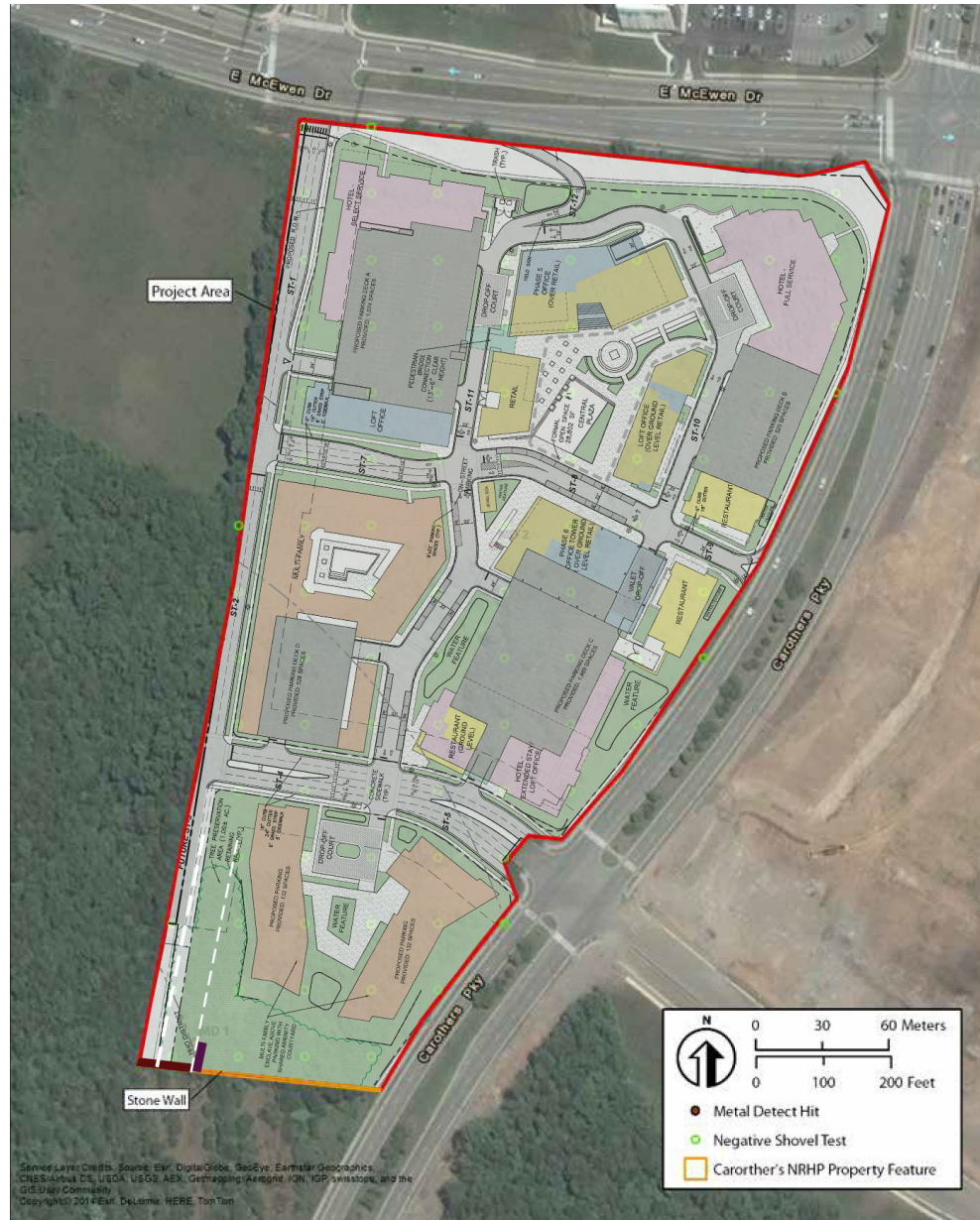
February 11, 2019



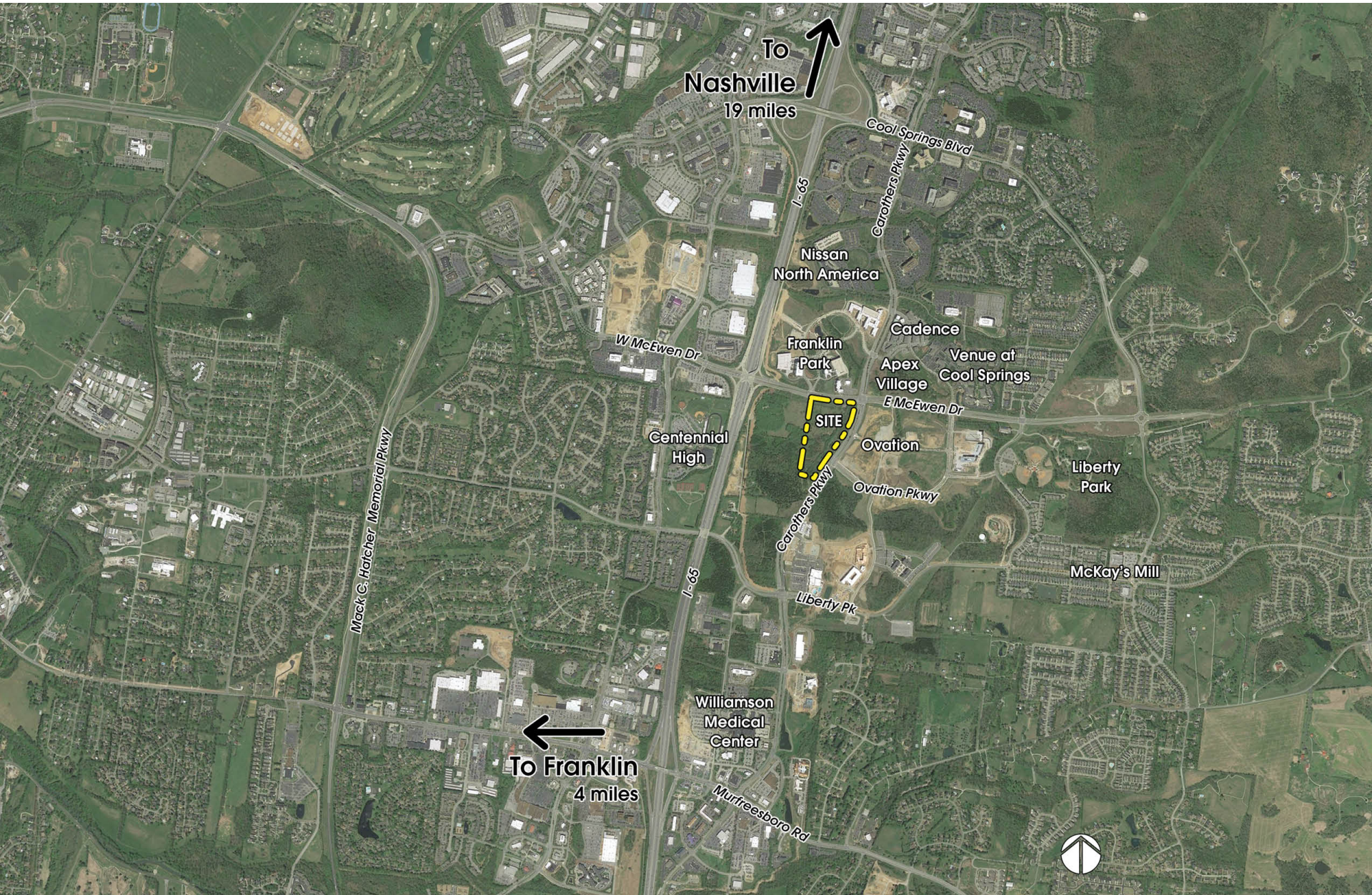
Vicinity Map/Project Attributes



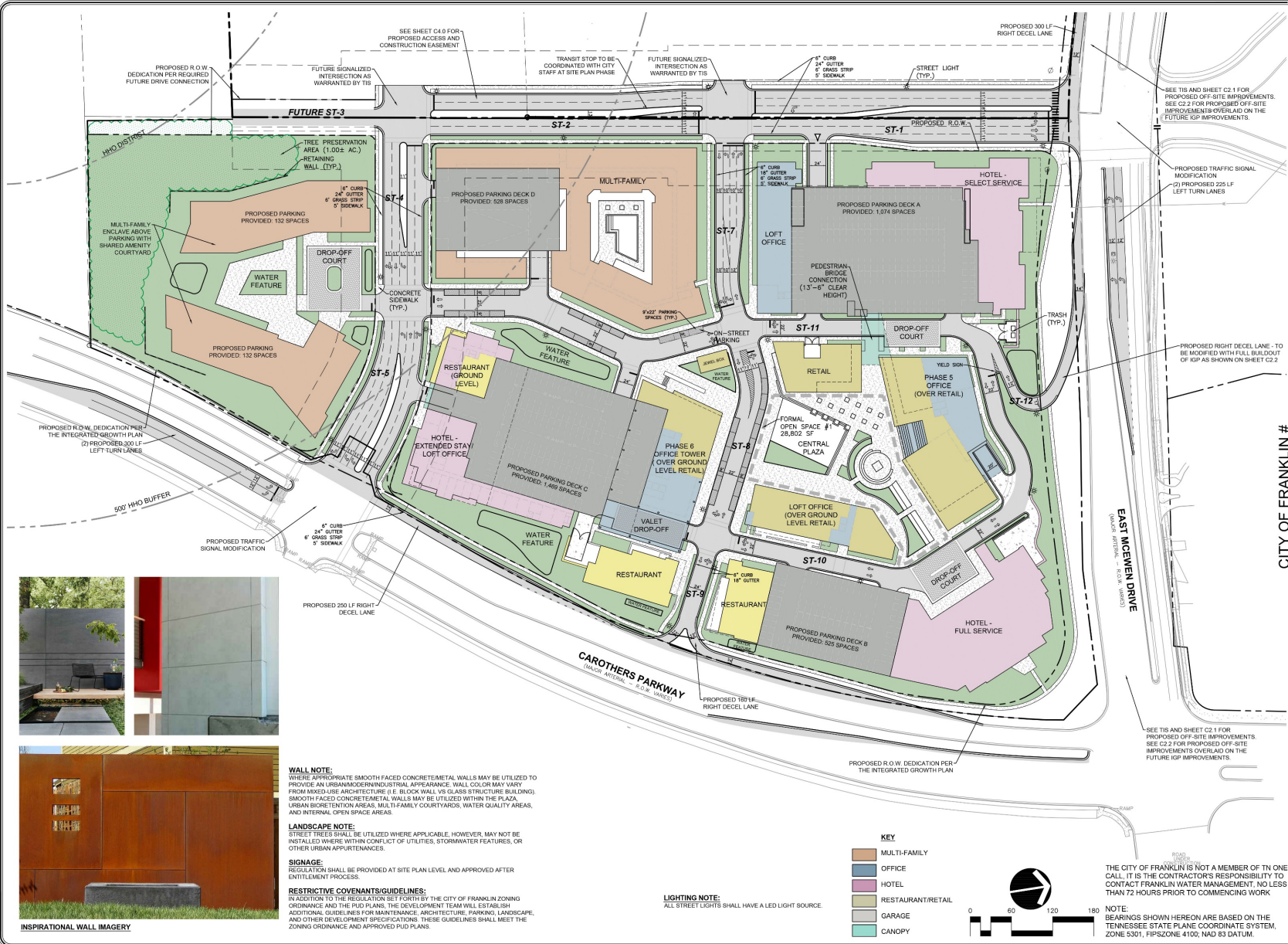
Physical Features Map



Project Map



Open Space/Parkland



RAGAN SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Nashville, Tennessee
42405-5600
info@ragansmith.com

CITY OF FRANKLIN #
AUREUM
FOR
SS-CH FRANKLIN, LLC

NO.	DATE	DESCRIPTION
18-106	12/21	W/H
		DESIGNED
		DRAWN
		SCALE
		DATE

ENLARGED DEVELOPMENT PLAN

C2.1

THE CITY OF FRANKLIN IS NOT A MEMBER OF TN ONE CALL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT FRANKLIN WATER MANAGEMENT. NO LESS THAN 72 HOURS PRIOR TO COMMENCING WORK.

NOTE: BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

Open Space/Parkland

ACREAGE (SQUARE FOOTAGE) OF SITE:	22.04 AC. (960,191± SF)
EXISTING ZONING:	GC (GENERAL COMMERCIAL DISTRICT)
PROPOSED ZONING:	SD-X, SPECIFIC DEVELOPMENT-VARIETY DISTRICT

PROJECT DENSITY:

NON-RESIDENTIAL SF / HOTEL KEYS:

OFFICE:	750,000 SF
RETAIL/RESTAURANT:	100,000 SF
HOTEL KEYS (SF):	700 KEYS (525,000 SF)
TOTAL:	1,375,100 SF (INCLUDES 700 HOTEL KEYS)

ATTACHED RESIDENTIAL UNITS:	480 MULTIFAMILY UNITS (525,000 SF)
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OVERALL DENSITY:	21.77 [480 UNITS / 22.04 AC]
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NET DENSITY (MINUS R.O.W.):	25.71 [480 UNITS/ 18.54 AC]
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NET DENSITY (MINUS R.O.W. & OVERLAY):	25.76 [480 UNITS/ 18.50 AC]
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BUILDING HEIGHT:	1 - 12 STORIES (W/ROOFTOP AMENITIES AS ALLOWED ON 12-STORIES)
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MIN. LANDSCAPE SURFACE RATIO (LSR):	.20
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PROV. LANDSCAPE SURFACE RATIO (LSR):	.21 (TBD AT SITE PLAN, MUST MEET MIN. LSR)
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TREE CANOPY:

EX. TREE CANOPY % / SF / AC:	23.5% / 225,420 SF / 5.17 AC
REQ. TREE CANOPY % / SF / AC:	5.6% [.235X.24] / 54,155 SF / 1.24 AC
PROP. TREE CANOPY % / SF / AC:	5.6% [.235X.24] / 54,328 SF / 1.24 AC (EXCLUDING FUTURE R.O.W.)

EXISTING SPECIMEN TREE DBH:	744 DBH
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SPECIMEN TREE DBH TO REMAIN:	48 DBH
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SPECIMEN TREE DBH REMOVAL:	696 DBH
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EXEMPTION WITHIN R.O.W.:	(382 DBH)
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ADJUSTED DBH REPLACEMENT:	314 DBH (696-382)
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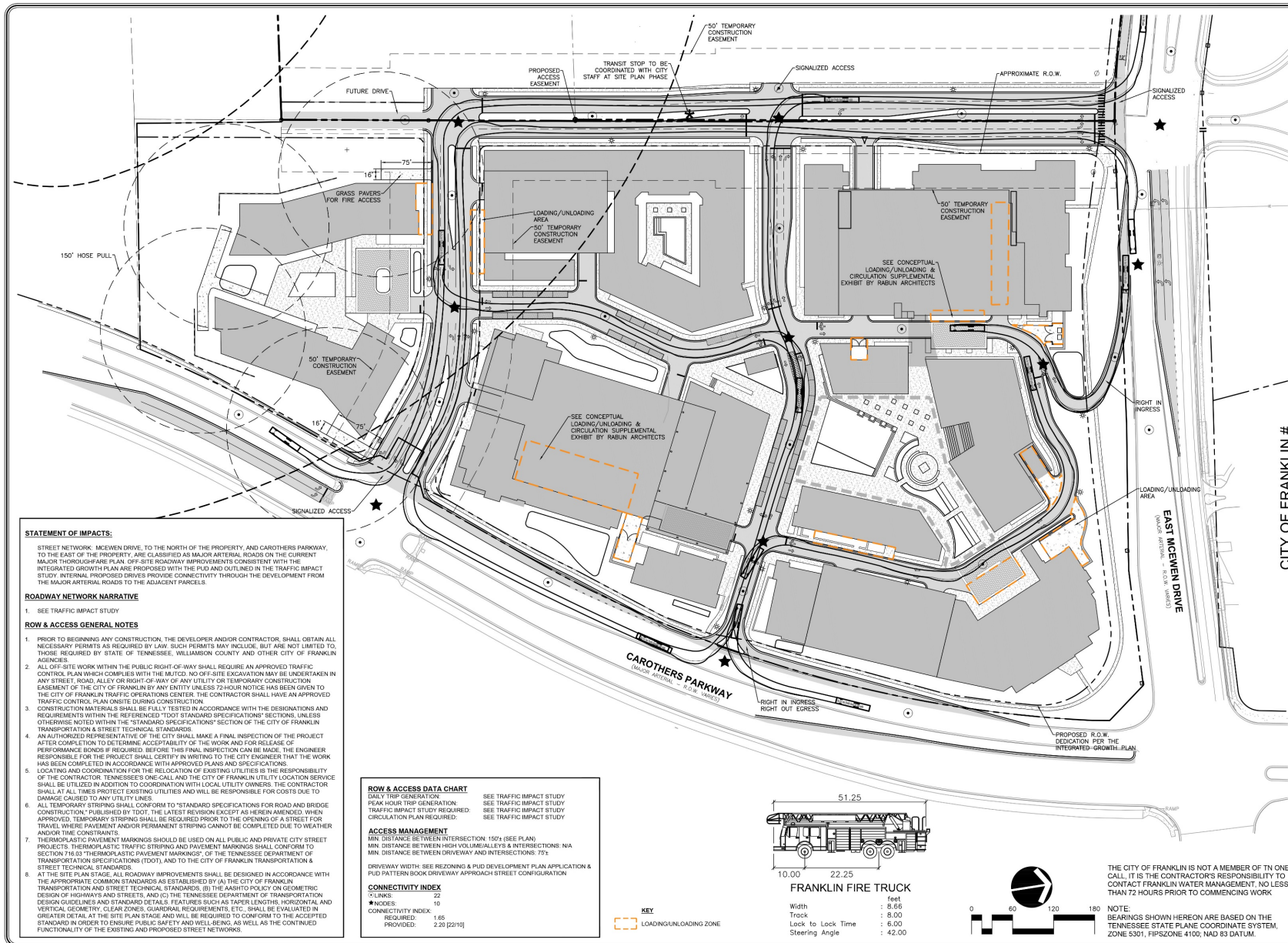
SPECIMEN TREE DBH REPLACEMENT:	628 DBH (314 X 2)
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OPEN SPACE:	(SEE OPEN SPACE CHARTS, SHEET C1.0)
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FORMAL REQ/PROVIDED:	0.67 AC. (3%)
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INFORMAL REQ. PROVIDED:	0 AC. - N/A
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Circulation System



RAGAN•SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Hattanooga 615-244-8091
323-490-9400
Murfreesboro 615-946-0090
ragansmith.com

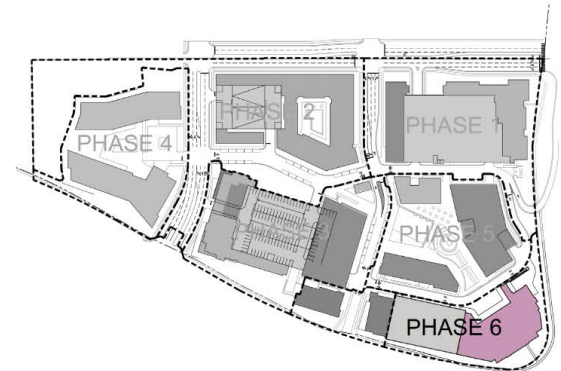
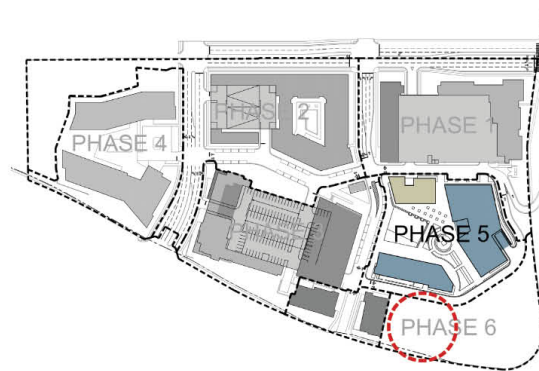
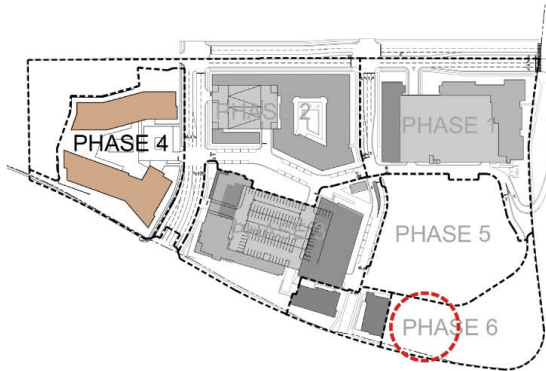
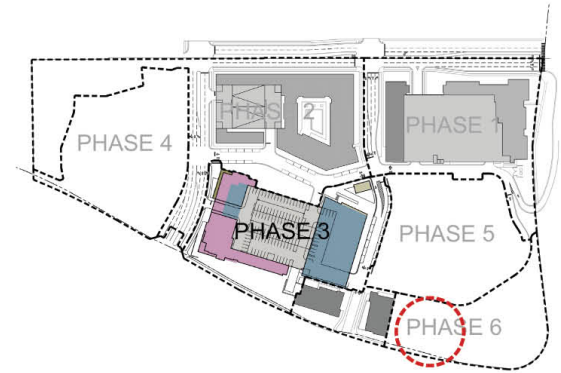
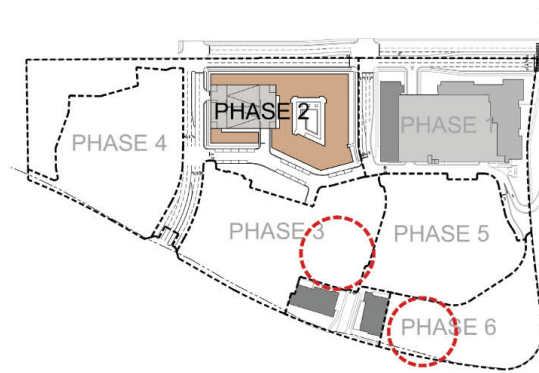
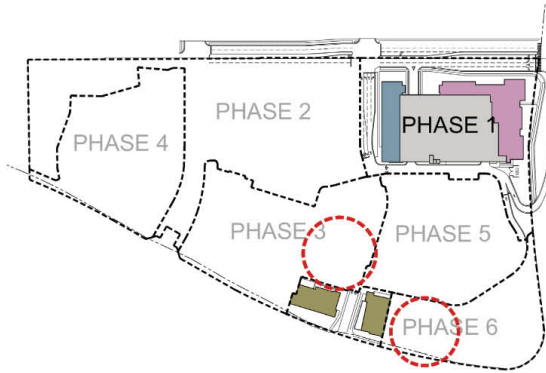
AUREUM
FOR
SS-CH FRANKLIN, LLC

DATE	DESCRIPTION	REV.	SCALE	DRAWN	DESIGNED	CHK. ORDER	JOB NO.
			1"=60'	Z08	WLH	1221	18-106

OVERALL R.O.W. & ACCESS PLAN

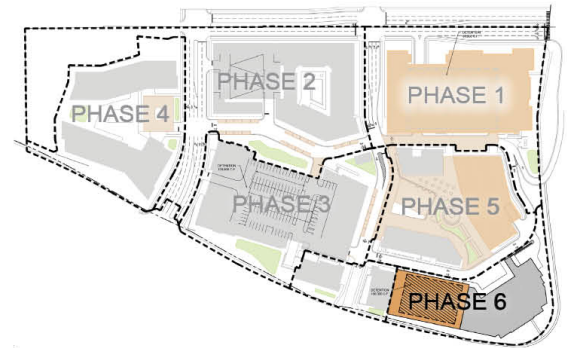
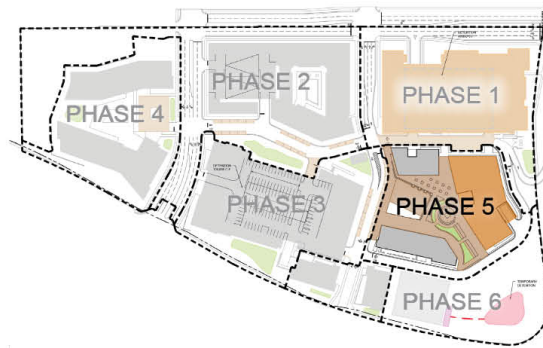
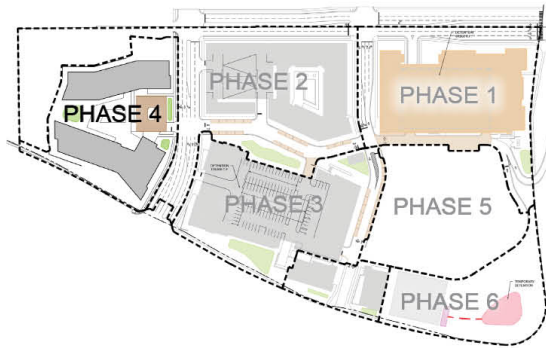
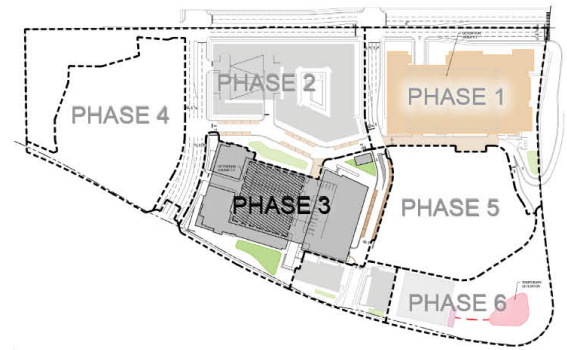
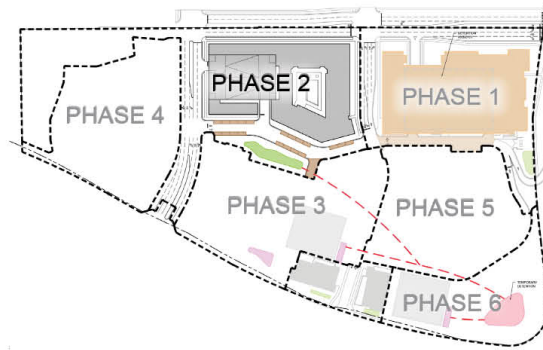
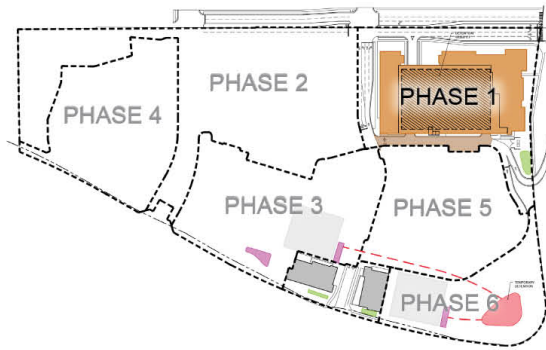
C4.0

Phasing/Infrastructure



 Temporary Surface Parking - Temporary surface parking to be allowed during overall development build out. Temporary surface parking to be screened per section 5.4.5(3)(a)(b)(ii) of the Zoning Ordinance.

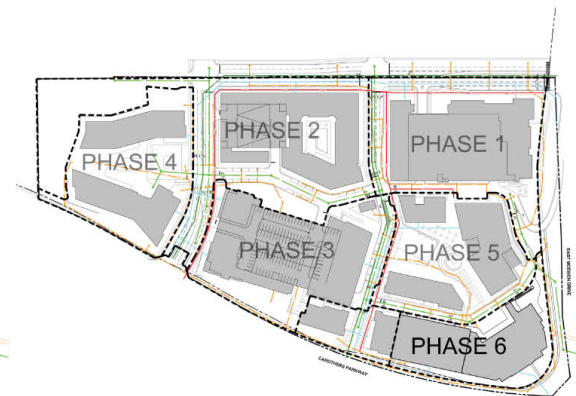
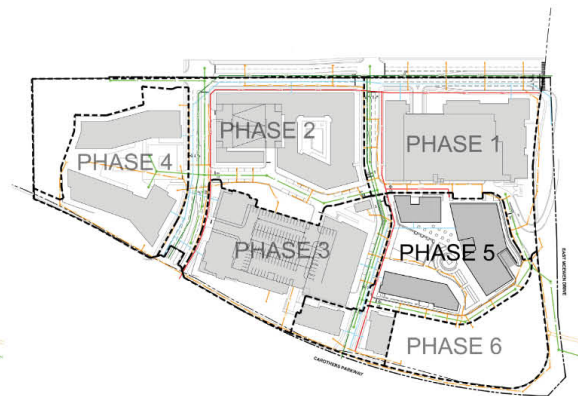
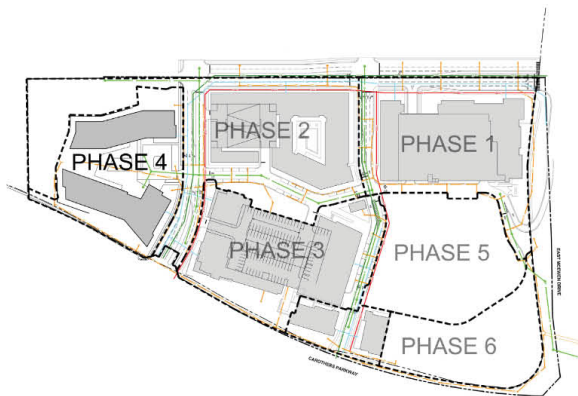
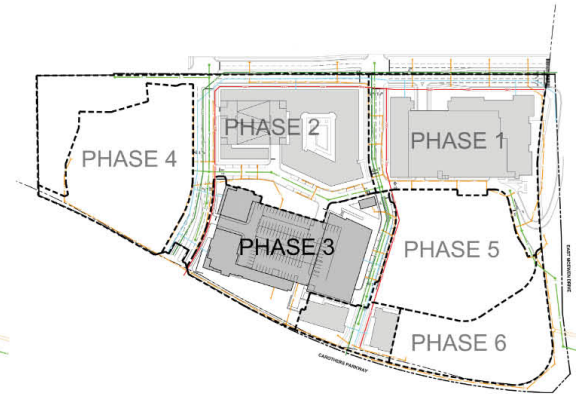
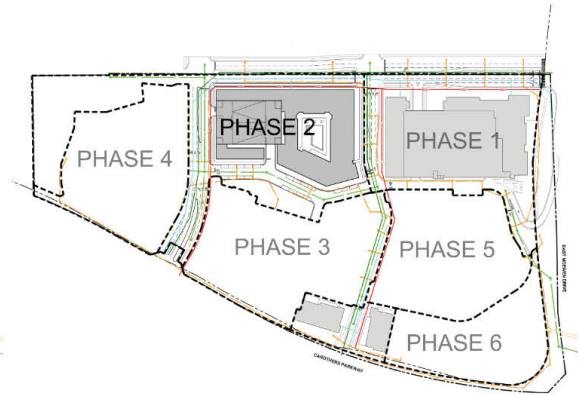
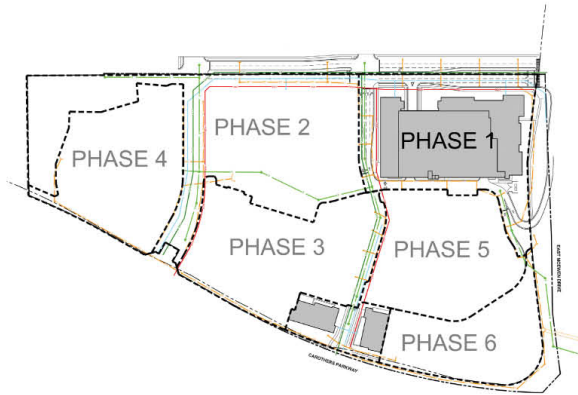
Phasing/Infrastructure



KEY

- BIORETENTION
- PAVERS
- GREEN ROOF
- TEMPORARY DETENTION
- DETENTION/UNDERGROUND DETENTION
- TEMPORARY BIORETENTION

Phasing/Infrastructure

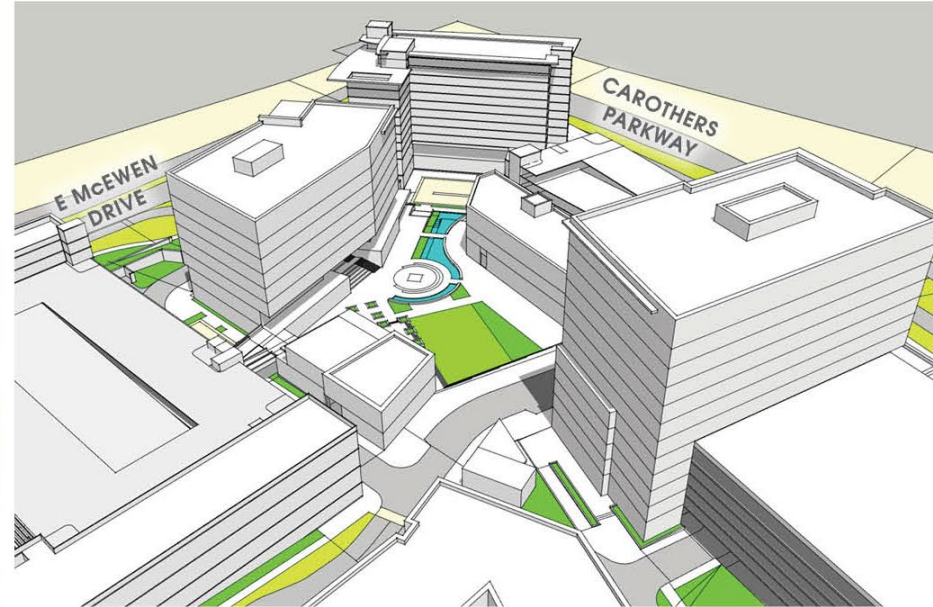


Utility Note:
Utility phasing & locations shown are conceptual.
Specific alignment & phasing to be coordinated
and approved with the utility providers.

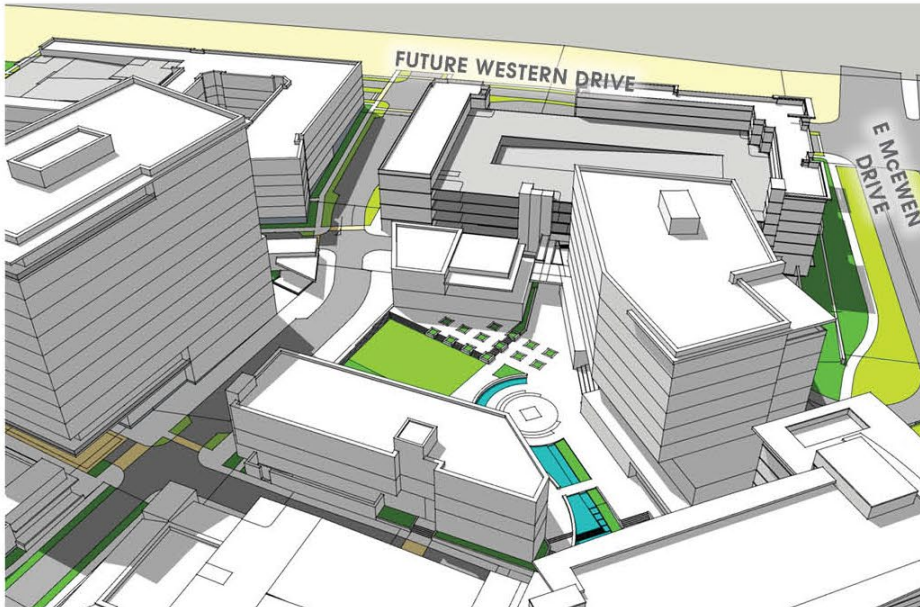
Elevations of All Proposed Buildings



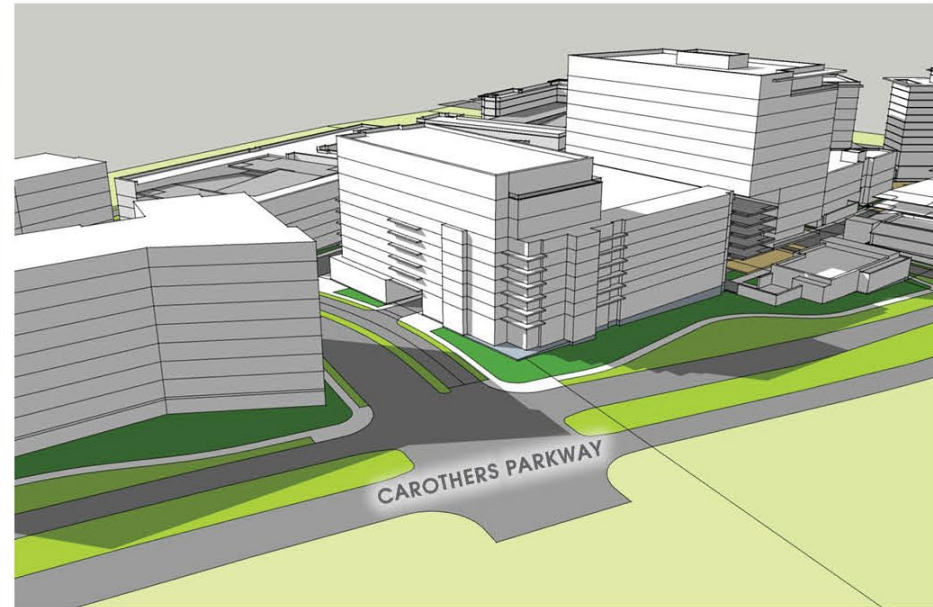
BIRDS EYE VIEW LOOKING WESTWARD FROM CAROTHERS PARKWAY



BIRDS EYE VIEW LOOKING NORTHEAST TOWARDS CAROTHERS PARKWAY AND E MCEWEN DRIVE INTERSECTION



BIRDS EYE VIEW LOOKING WESTWARD FROM CAROTHERS PARKWAY



BIRDS EYE VIEW LOOKING NORTHWEST INTO THE SITE FROM CAROTHERS PARKWAY

Modifications of Standards Requests

1. **MOS 5.3.5(1)(e)(i)(A&B) Foundations-** Eliminate 18" and 24" FFE requirement per minimum setback. Urban development needs maximum flexibility for grade change/accessibility along the streetscape. Due to the site's topography and constructability of multi-family development, some units need flexibility to be less than above than, or within the 18-24" FFE requirement.
2. **MOS 5.3.5(1)(h) Materials-** Amend to allow aluminum composite panels, wood, smooth-faced poured in place concrete facades. Aluminum composite panels, wood, masonry products (stone/brick/split-face block, concrete, etc.) may be necessary to achieve an urban/traditional feel.
3. **MOS 5.3.5(3)(e) Roof Forms-** Amend to allow flat roofs in addition to pitched roofs. Pitched roofs are not applicable for all urban architecture.
4. **MOS 5.3.6(6)(d)(viii) Facade Variation (Balconies)-** Eliminate minimum of 6' width and depth to allow 4' minimum depth for all non-residential uses. This modification shall also eliminate the minimum 6' width and depth on multi-family structures with Type III or Type V construction. This requires cantilever construction rather than a post mounted/suburban look. 4'-0" is approaching the limit to cantilever in a structurally efficient manner; 6'-0" is prohibitive in typical Type III or Type V construction. 4'-0" is a usable depth that allows room for small chair and table. Regardless of use, the balconies shall be allowed to partially or fully cantilever over the ROW line or the minimum building setback line at the street emphasizing and urban feel to the streetscape.
5. **MOS 5.6.4 (Table 5-8)(Subnote 3) Fences and Wall Height-** Amend subnote 3 to allow a maximum of 20' via (2) 10' tall walls separated by 6' linear feet. Due to existing topography and/or tree canopy retention requirements, taller walls are necessary to keep the urban core walkable/accessible while protecting existing features. This modification is intended in the Southern area of the development around the multi-family buildings and future roadway connections to the south. Additionally, an increased wall height is appropriate and shall be allowed when attached to a building as an extension of the building facade. When attached to a building elevation, a maximum wall height shall be applicable. This detail is intended for the screening/retaining walls connected to a building facade (i.e. grade change from service area of full-service hotel to E. McEwen Drive).
6. **MOS 5.6.9(1)&(2) Retaining Walls-** Amend to allow cast-in-place concrete and eliminate requirement to match principal structure color. Where appropriate smooth faced concrete walls may be utilized to provide an urban/modern/industrial appearances. Wall color may vary from mixed-use architecture (i.e. block wall vs. glass structure building). This modification shall be allowed adjacent to the multi-family uses to the south and the southern roadway connection to the south where tree canopy retention is being provided. This modification is necessary to minimize the impact of grading on the existing canopy. Smooth faced concrete/metal walls may be utilized within the plaza, urban bioretention areas, multi-family courtyards, water quality areas, and internal open space area.
7. **MOS 5.2.4(a)(Table 5-2) Tree Canopy Retention-** Amend to allow reduction of tree canopy requirement due to a southern public R.O.W./connectivity required by the city. Approximately 0.43± acres of additional tree canopy to be removed for required public R.O.W. connection.

Preapplication Conference