



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, February 23, 2017

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, February 23, 2017 at 5:00 PM 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. [17-0167](#) (5:00-5:05 PM) Harpeth Square PUD Development Plan, explanation of minor revision request, with no impact to building footprint or site design, located at the intersection of 1st Avenue North and Main Street.
2. [17-0163](#) (5:05-5:25 PM) Shadow Green PUD Subdivision, Development Plan, extending the existing Shadow Green community and proposing 33 townhome units and 160 multi-family units, on 52.54 acres, near the intersection of Mack Hatcher Parkway and Columbia Avenue.

Attachments: [Shadow Green Part 2 PUD powerpoint](#)
3. [17-0164](#) (5:25-5:45 PM) 1226 Adams Street PUD Subdivision, Development Plan, creating two single-family lots on 0.43 acres, located at 1226 Adams Street.

Attachments: [1226 Adams St Presentation](#)
4. [17-0165](#) (5:45-6:05 PM) Bainbridge 151 PUD Subdivision, Development Plan, proposing 271 multi-family units on 7.53 acres, located at 151 Cool Springs Boulevard.

Attachments: [Bainbridge 151 Joint Conceptual Workshop powerpoint](#)
5. [17-0166](#) (6:05-6:25 PM) Riverbluff PUD Subdivision, Development Plan, Revision 1, removing 1.95 acres from the existing subdivision, located along Lewisburg Pike at River Bluff Drive.

Attachments: [combined slides](#)

OTHER BUSINESS

SHADOW GREEN PUD SUBDIVISION

DEVELOPMENT PLAN & REZONING REQUEST

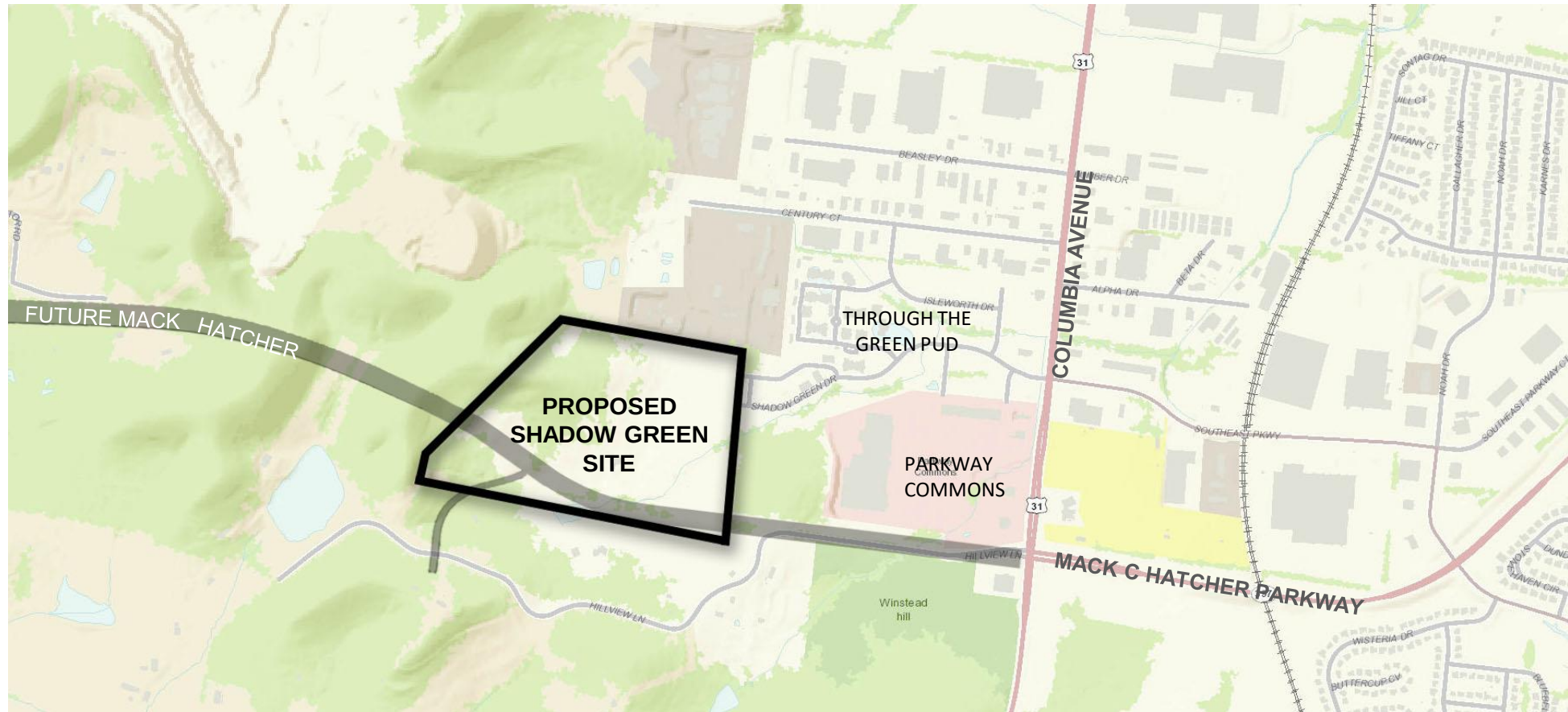
JOINT CONCEPTUAL WORKSHOP

FEBRUARY 23, 2017

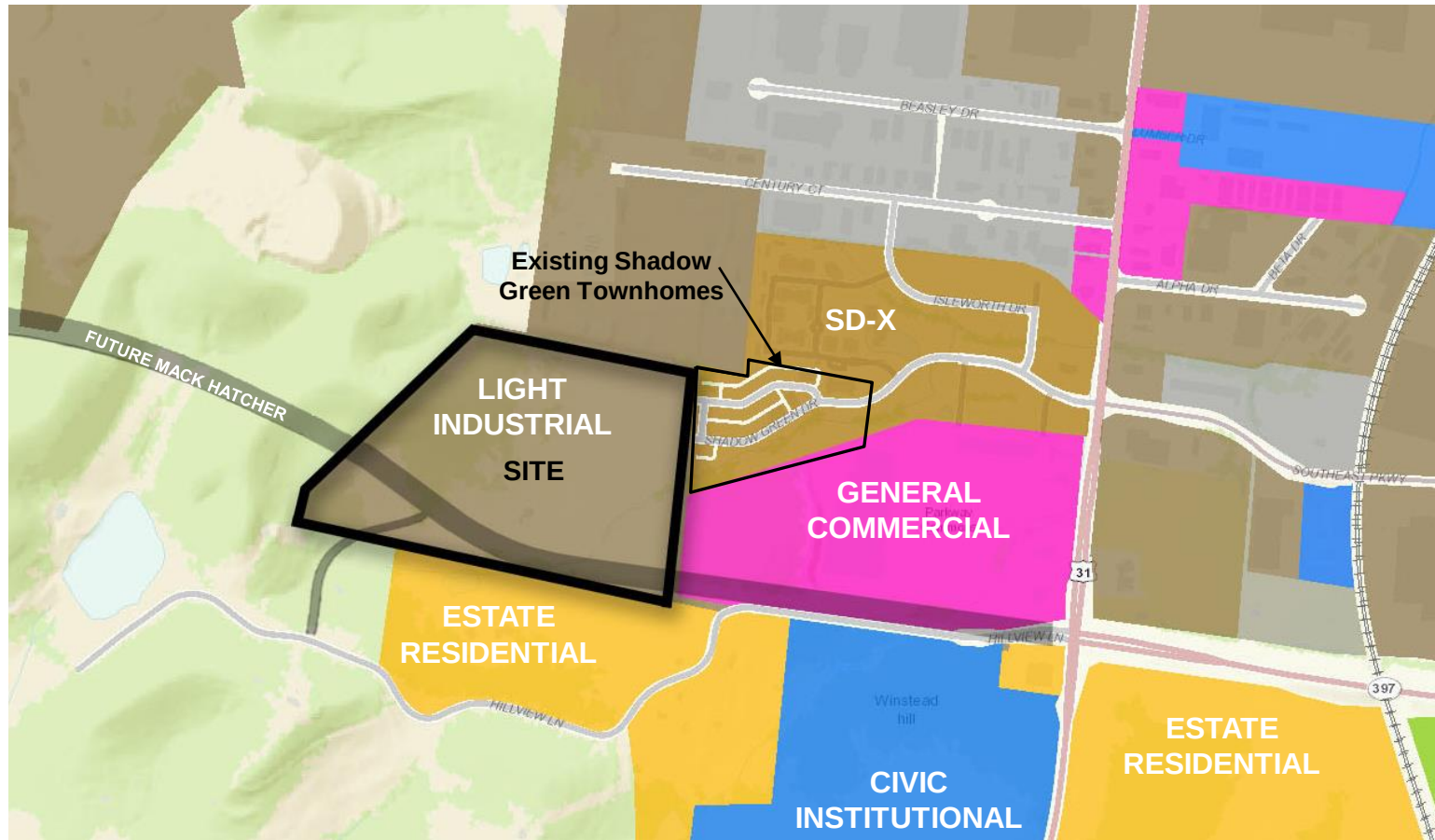
COF # XXXX



Location Map



Existing and Proposed Zoning

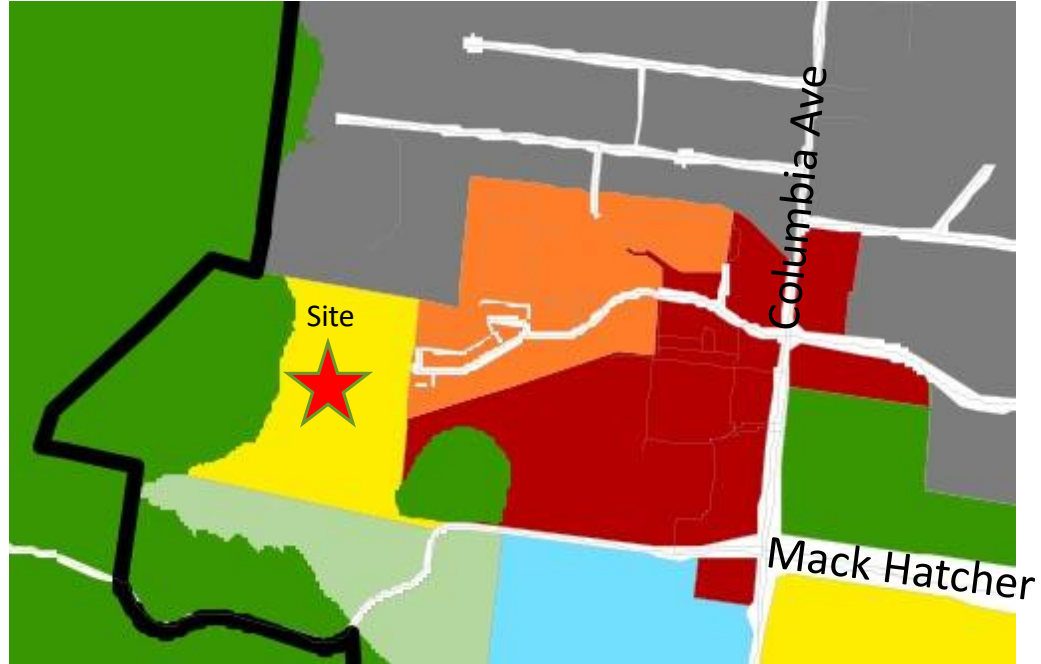


Existing Zoning: Light Industrial

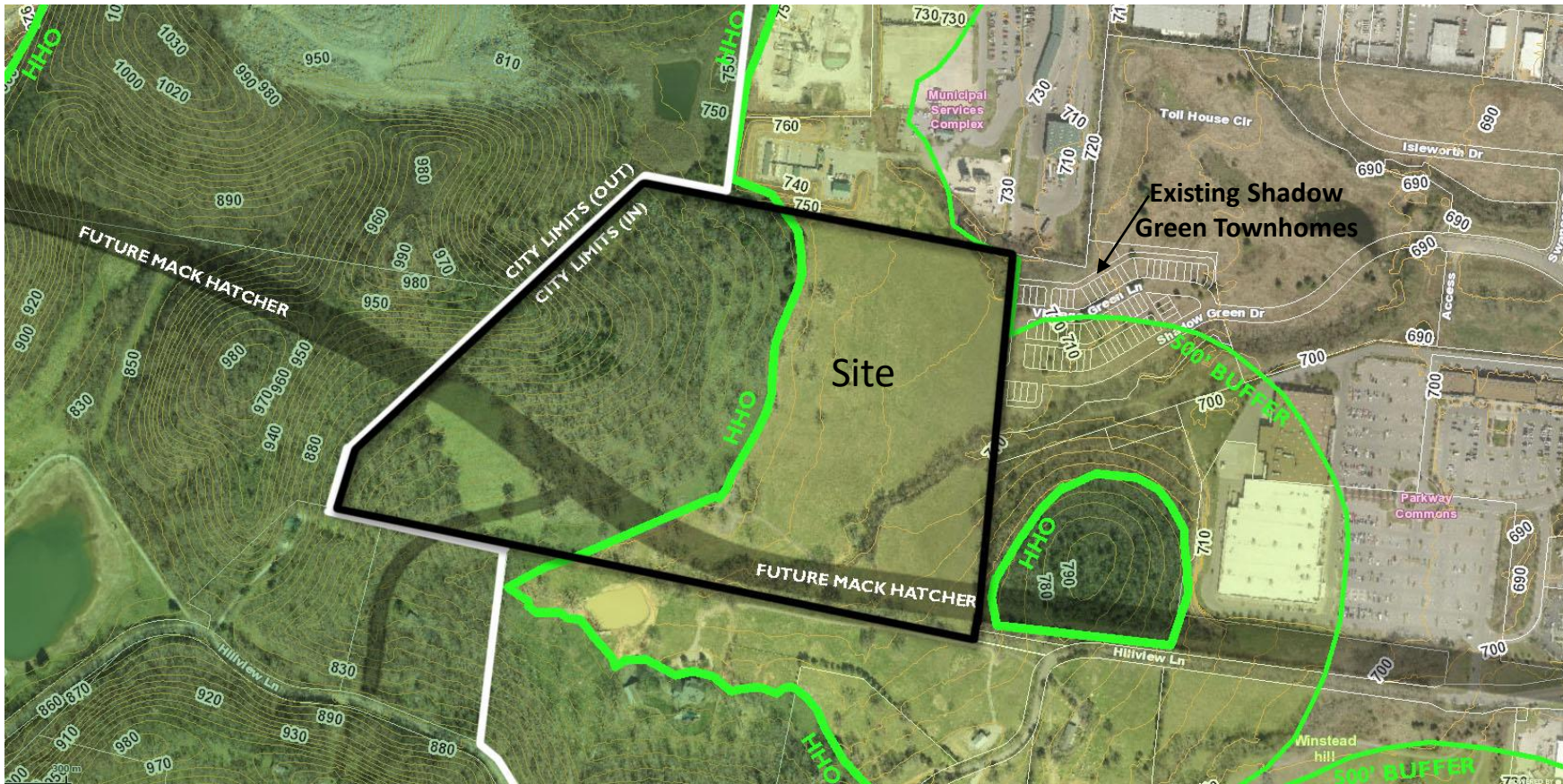
Proposed Zoning: SD-X (4.7)

Envision Franklin

Text Placeholder



Physical Features Map



Note: Future Mack Hatcher Parkway is shown traversing the subject property in a slightly different location than currently approved by the City of Franklin. This proposed alignment is subject to review and approval by the City of Franklin and TDOT.

Site Area: +/-52.54

Existing Land Use:

Vacant/Former Residential

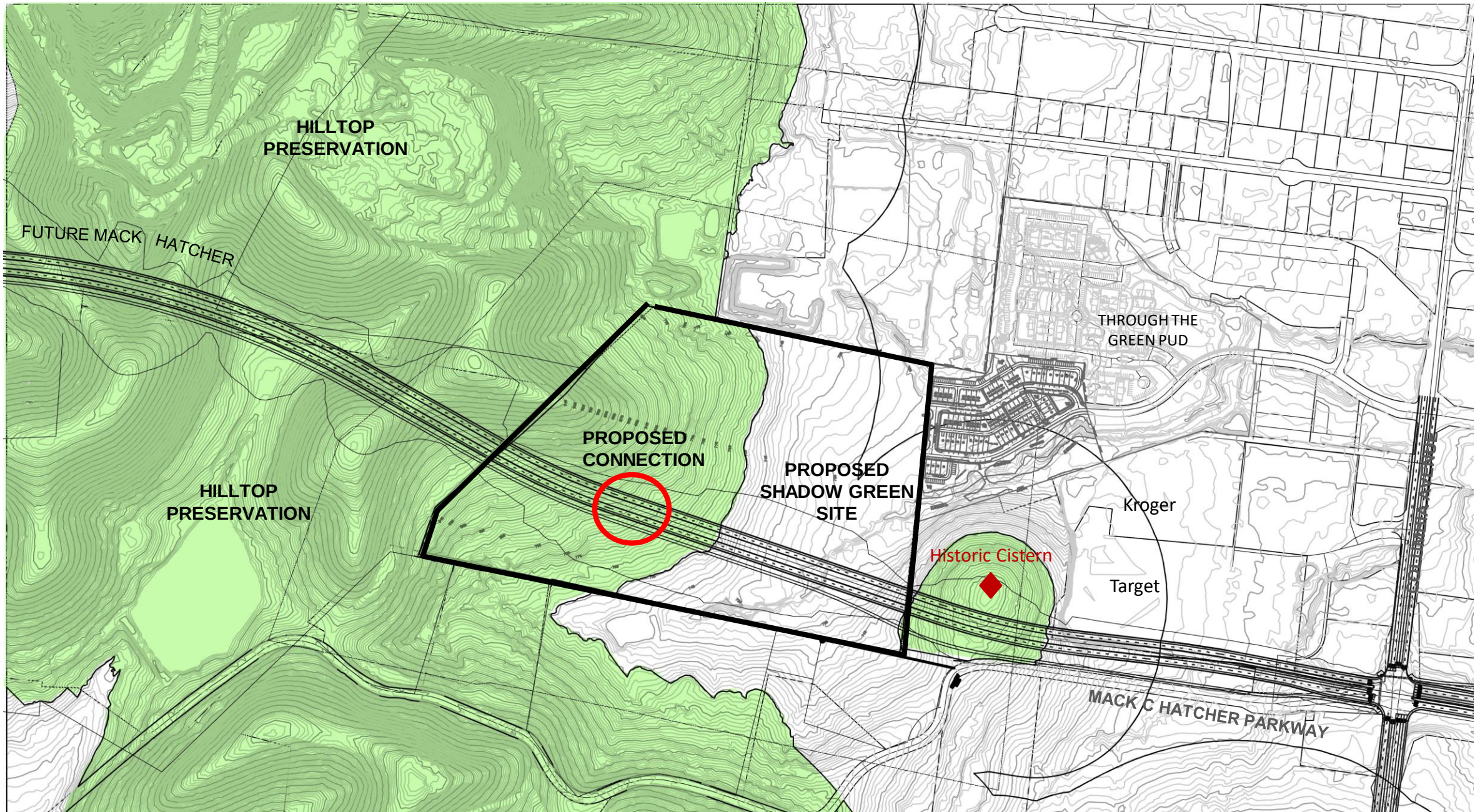
Overlays:

Hilltop/Hillside Overlay

500' HHO Buffer Overlay

Accessed by local roads:

Village Green Lane,
Shadow Green Drive
Future Mack Hatcher



Mack Hatcher Parkway

Master Plan



EXISTING SHADOW GREEN
TOWN HOMES

CONNECTION

VINTAGE GREEN LN

AMENITY/
POOL

SHADOW GREEN DRIVE

FUTURE CONNECTION

FUTURE MACK HATCHER ALIGNMENT

LANDSCAPE BUFFER

Site Area: +/-52.54 AC

Proposed Residential Units: 193
Big House Units: 10 Buildings,
16 units per Building
Town Homes: 33 units

Density: 3.7 DUA

Design Principles:

- Extension of the existing Shadow Green Town Home Community.
- A mixture of Big House style residential buildings with park under and alley loaded Town Homes.
- The existing and proposed residents would share a Pool and Club House proposed on the new property.

Note: Future Mack Hatcher Parkway is shown traversing the subject property IS approved by the city of Franklin.

Typical Architecture – Big House



Typical Architecture – Big House



Typical Architecture – Big House



Typical Architecture – Big House



Typical Architecture – Town Home

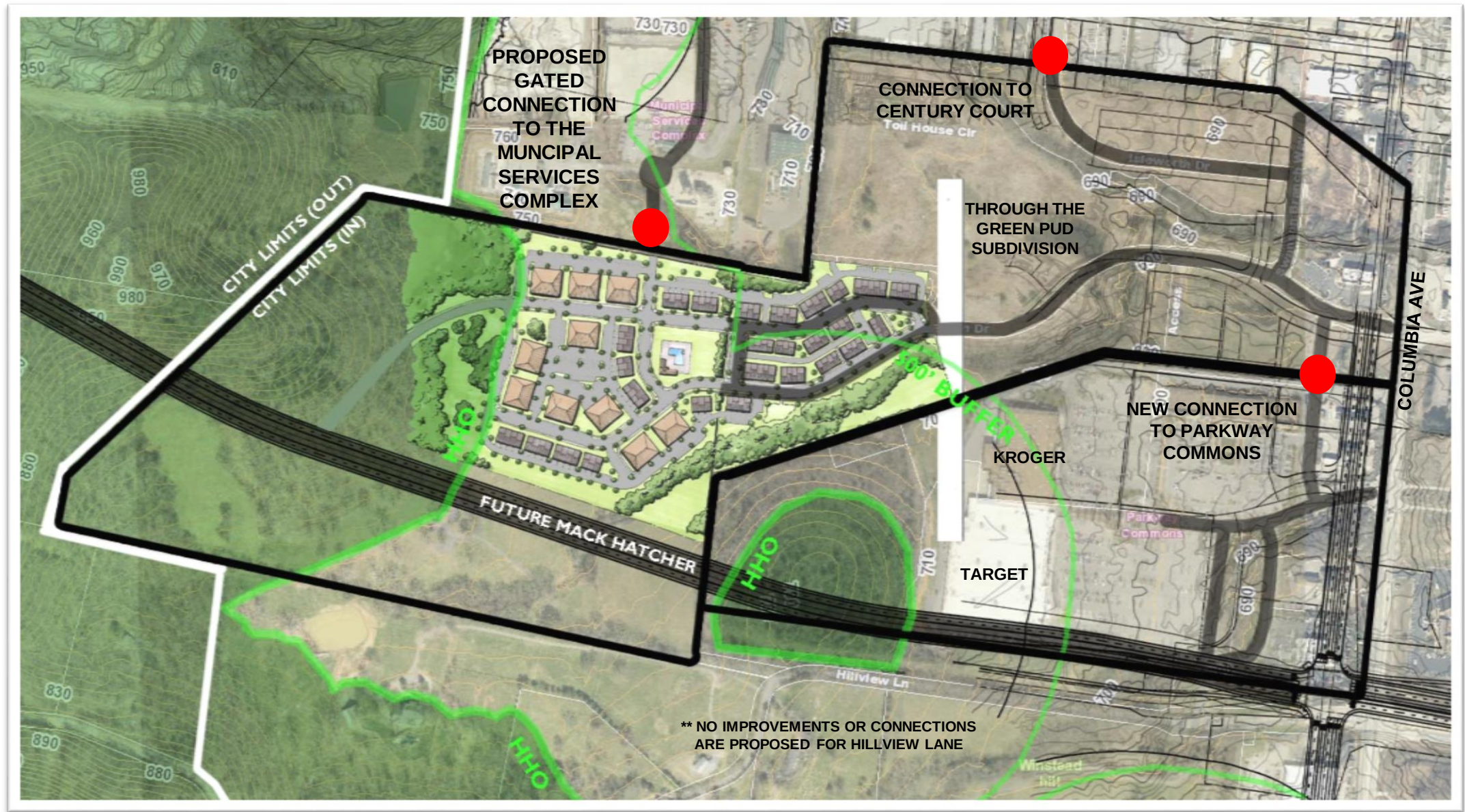


Columbia Avenue Widening & Improvement Projects



The proposed Shadow Green PUD would be accessed from the existing street connections to Village Green Lane and Shadow Green Drive. Shadow Green Drive connects to Columbia Avenue.





Connectivity Improvements

Master Plan

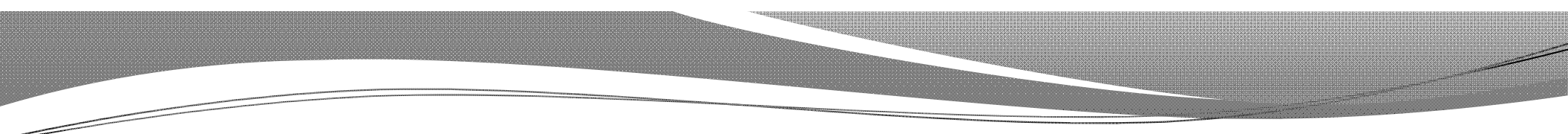
What We've Heard:

- Pre-Application Meeting
 - December 15, 2016
 - Vary architecture elevations where 4 or more townhome buildings are along the same street

Next Steps:

- Neighborhood Meeting
 - xxxxxxxx
- Submit to City of Franklin
 - March 13, 2017
- Planning Commission Meeting
 - xxxxxxxx



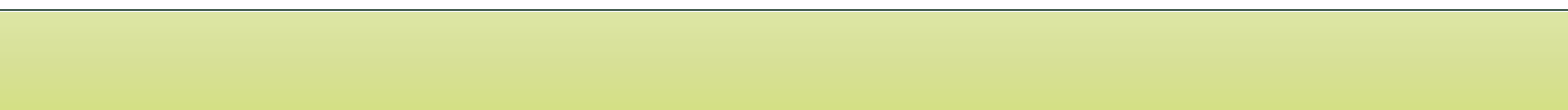
A decorative wavy line with a grey textured upper band and a white lower band, flowing across the top of the page.

1226 Adams Street

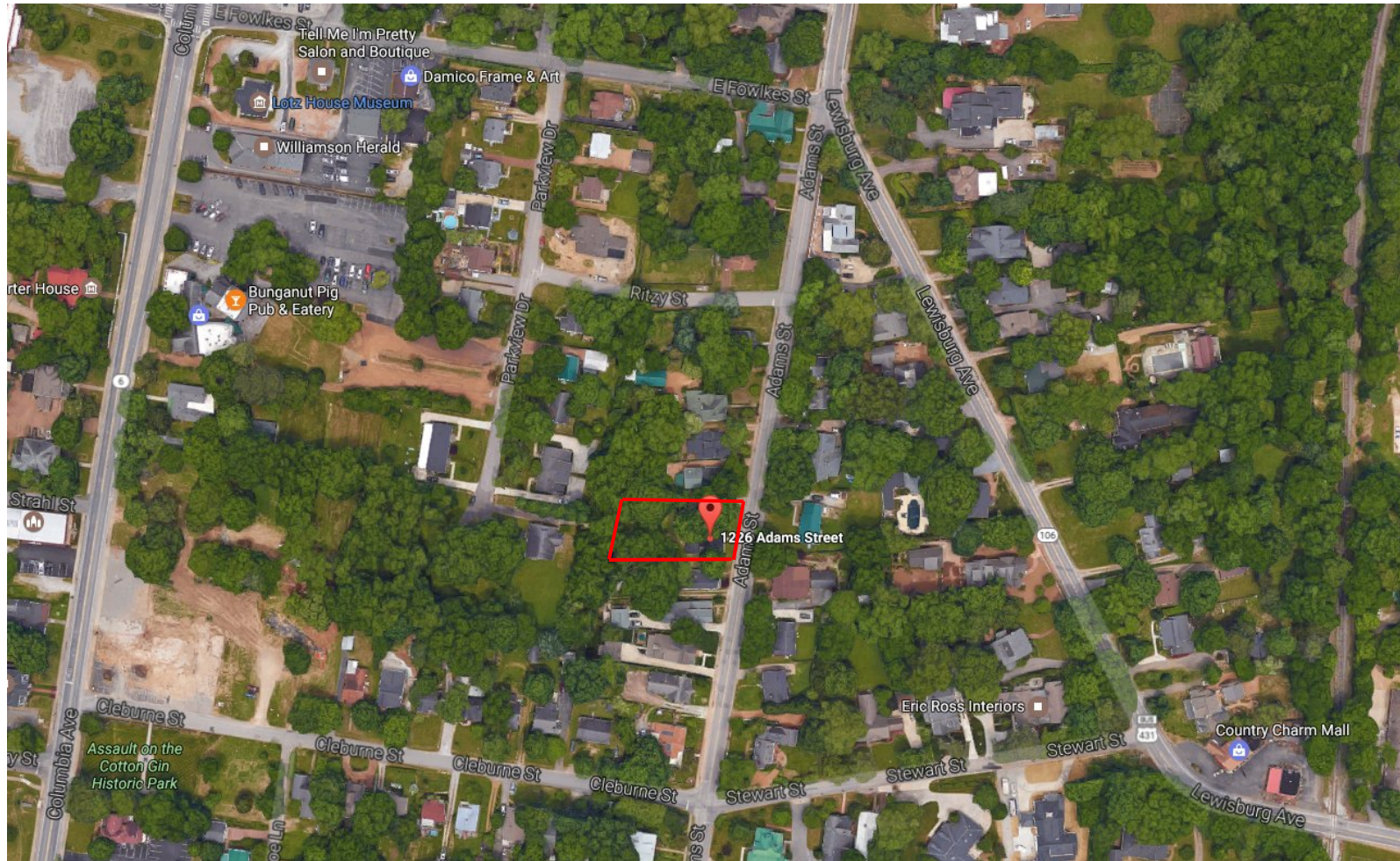
Garden Gate Homes

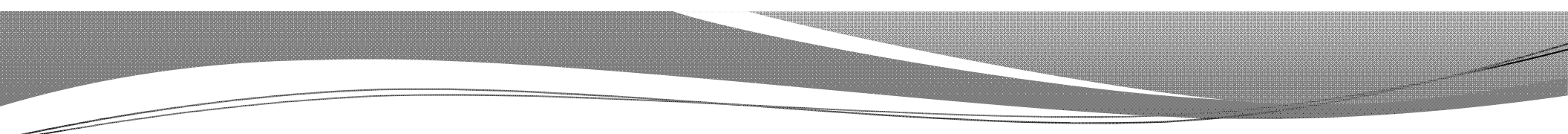
Crunk Engineering

Burke Coffey Architecture | Design

A solid, horizontal green bar spanning the width of the page at the bottom.

Project Location





Project Overview

Currently Zoned R3

Proposed Rezoning to Specific Development – Residential 4.7

Total of 2 New Single Family Detached Homes on 0.429 acres

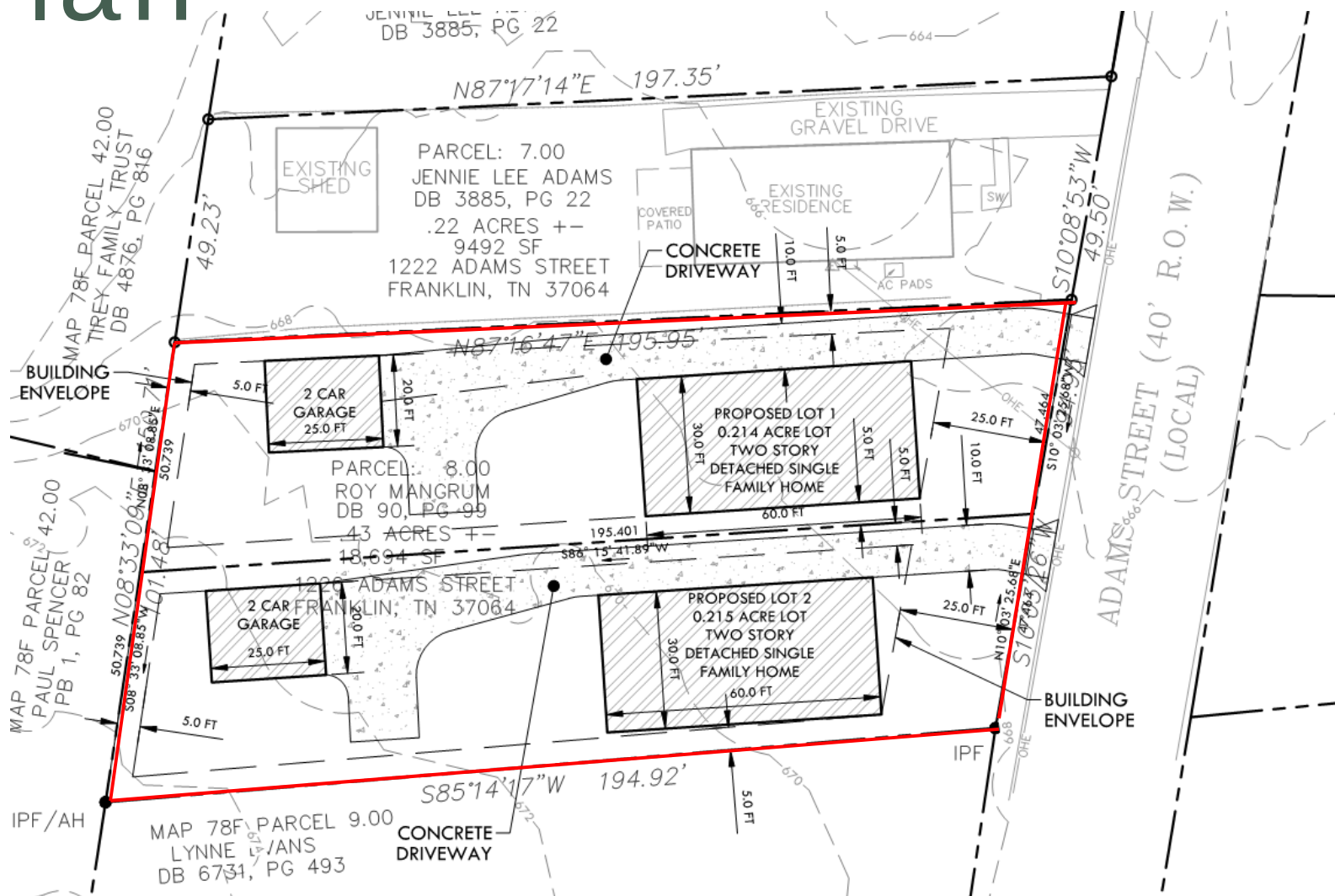
4.7 units/ac.

Each lot is over 9,000 sf

Lot frontage of 47.5 feet – neighboring lots have 48 and 49 feet of frontage.

New homes will be 2,500 sf to 3,000 sf in size

Site Plan



Elevation Concepts



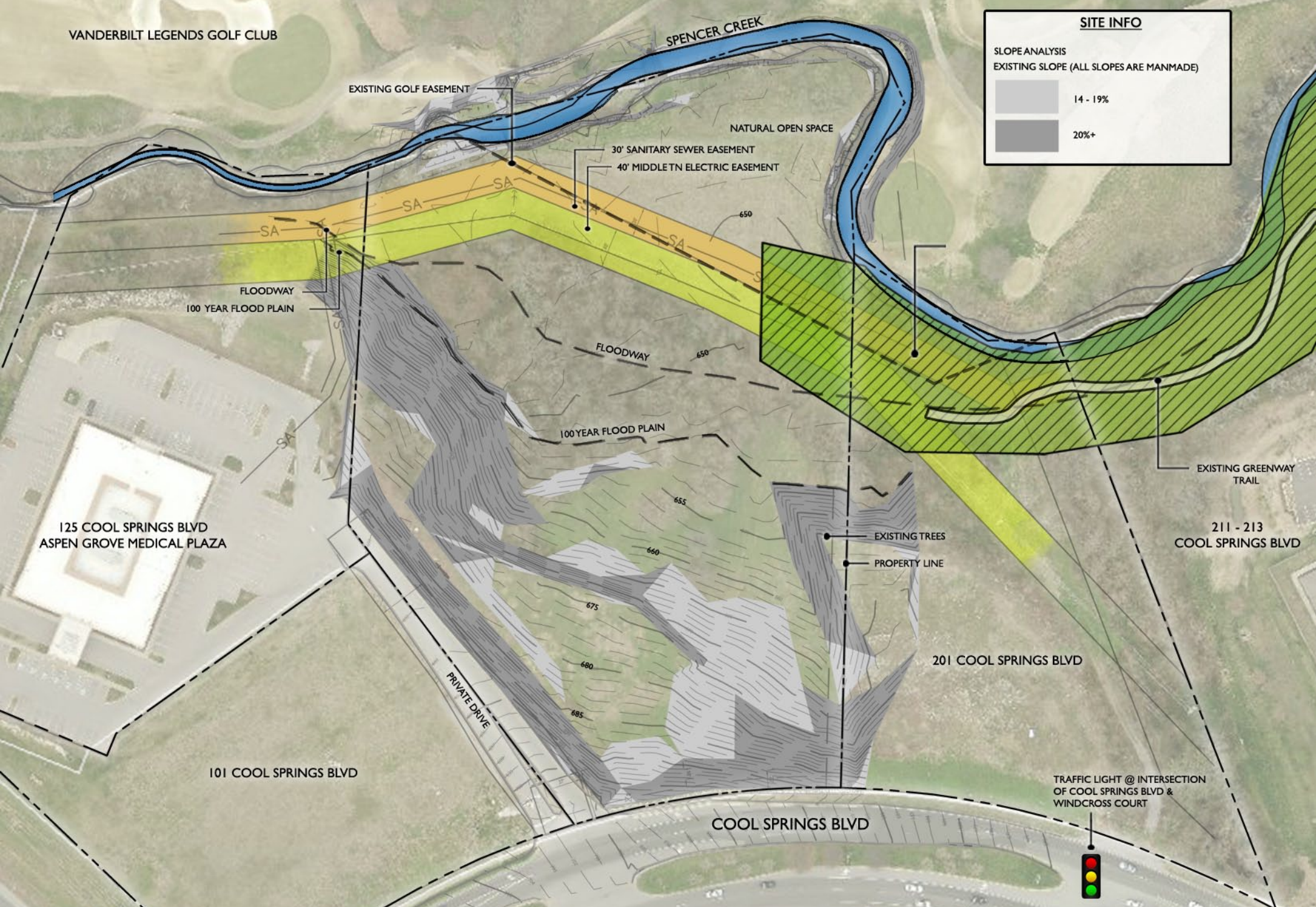
1 - Front Elevation

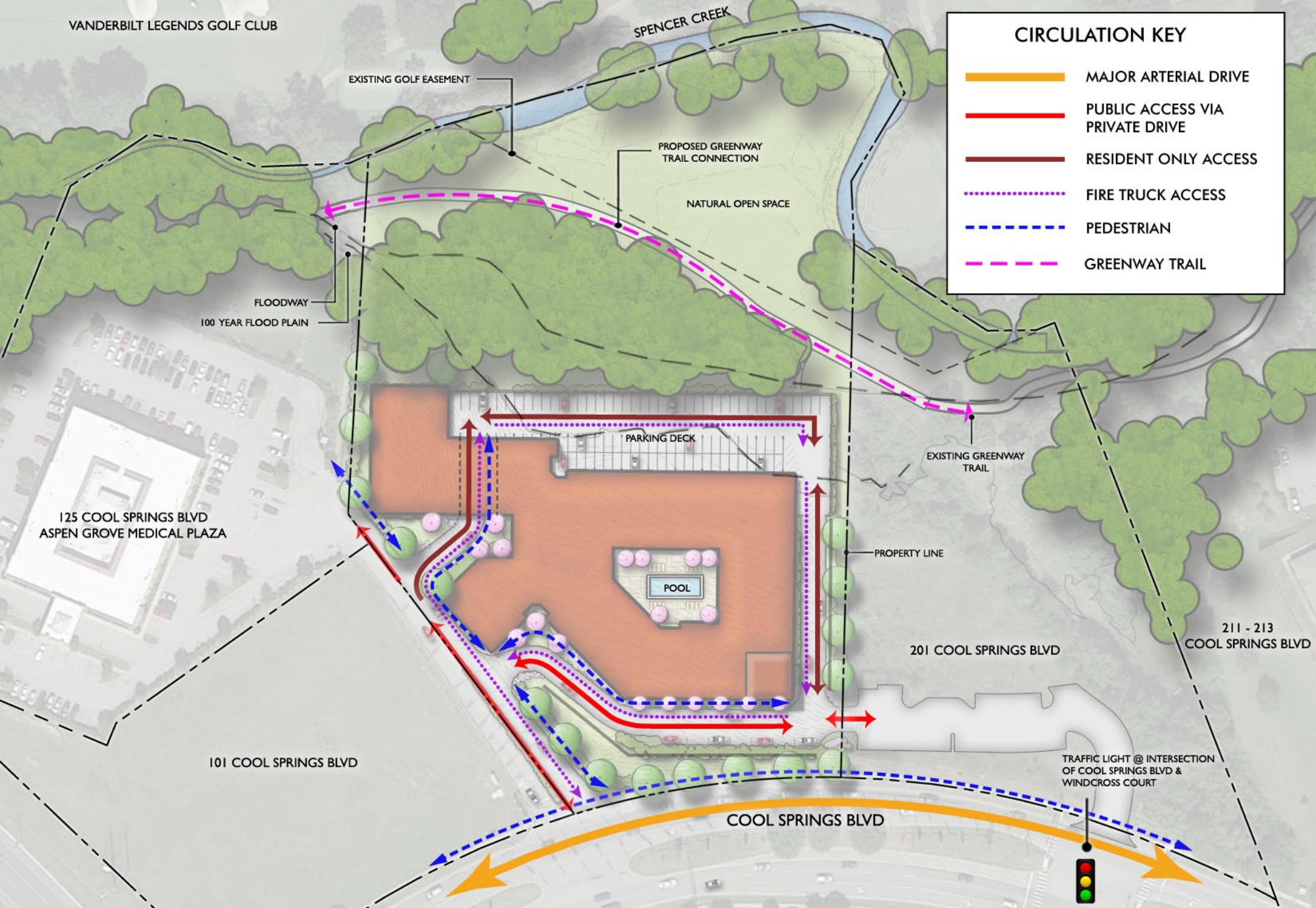


SITE INFO

SLOPE ANALYSIS

EXISTING SLOPE (ALL SLOPES ARE MANMADE)





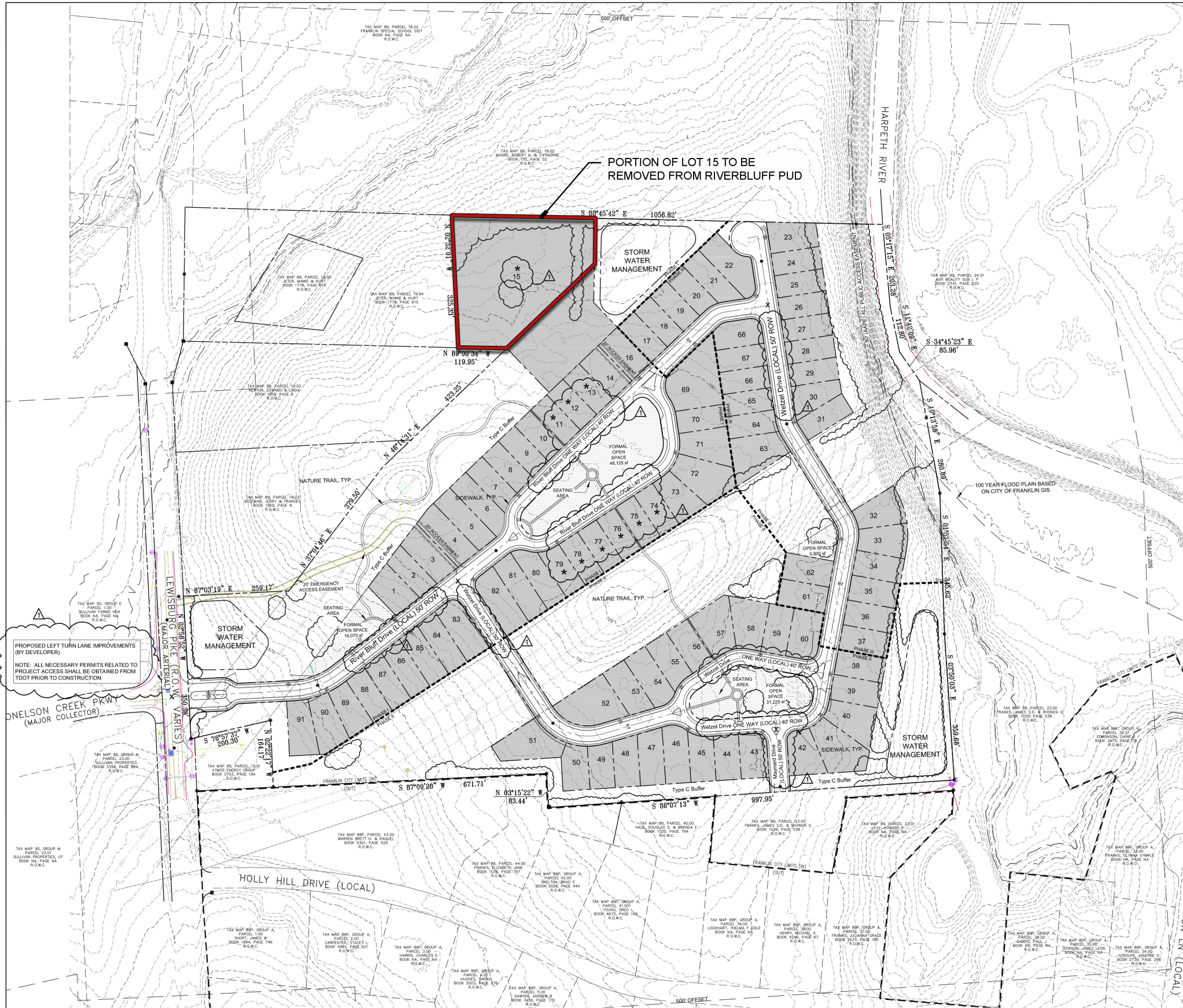
CIRCULATION KEY

- MAJOR ARTERIAL DRIVE
- PUBLIC ACCESS VIA PRIVATE DRIVE
- RESIDENT ONLY ACCESS
- FIRE TRUCK ACCESS
- PEDESTRIAN
- GREENWAY TRAIL

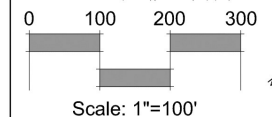








PROPOSED LEFT TURN LANE IMPROVEMENTS (BY DEVELOPER)
NOTE: ALL NECESSARY PERMITS RELATED TO PROJECT ACCESS SHALL BE OBTAINED FROM TDOT PRIOR TO CONSTRUCTION.



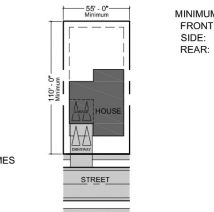
CONNECTIVITY INDEX:

- LINKS 8
- NODES 4
- 8 / 4 = 2.00 (1.66 REQUIRED)

PROJECT PHASING:

UNITS PER PHASE:	
PHASE I	38
PHASE II	29
PHASE III	29
TOTAL	91 SINGLE FAMILY HOMES

TYPICAL LOT STANDARDS:



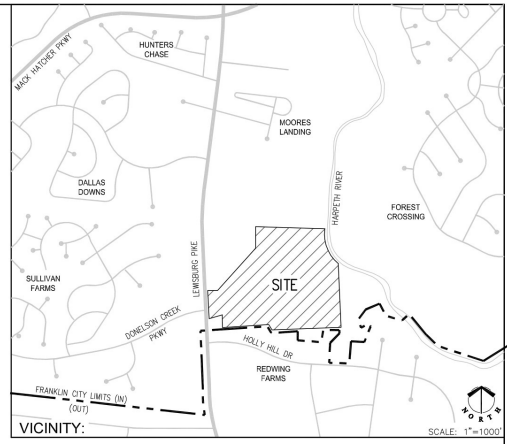
- MINIMUM SETBACKS
- FRONT: 15'
- SIDE: 5'
- REAR: 5'



STATEMENT OF ARCHITECTURAL INTENT:

A VARIETY OF FRONT ELEVATIONS INCLUDING BRICK, SIMULATED STONE, AND CEMENTATION SIDING. SIDE AND REAR ELEVATIONS TO BE MASONRY MATERIAL OF EITHER BRICK OR CEMENTATION SIDING.

BUILDING HEIGHT: 3 STORY MAXIMUM
SQUARE FOOTAGE RANGE: 1,700 SF - 4,200 SF



SITE DATA:

PROJECT NAME:	RIVERBLUFF (Approved by City of Franklin and Williamson County)
SUBDIVISION:	2004
LOT NUMBER:	N/A
ADDRESS:	1093 LEWISBURG PIKE, FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH
EXISTING ZONING:	MEDIUM RESIDENTIAL (R-2)
CHARACTER AREA OVERLAY:	CNCO - 2
OTHER APPLICABLE OVERLAYS:	FFOI FWD (SMALL PORTION)
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	45.9 ACRES
SQUARE FOOTAGE OF SITE:	2,003,131.12 SF
MINIMUM REQUIRED SETBACK LINES:	REFER TO TYPICAL LOT CHART ON THIS SHEET
OWNER:	Manning Jones
ADDRESS:	1093 Lewisburg Pike, Franklin, TN 37064
PHONE NO:	N/A
EMAIL ADDRESS:	N/A
APPLICANT:	DESIGNSTUDIO, LLC
PHONE NO:	615.218.8118
EMAIL ADDRESS:	jgoddard@designstudioplan.com
CONTACT NAME:	JASON GODDARD
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	N/A
LANDSCAPE SURFACE RATIO:	.40
MINIMUM LANDSCAPE SURFACE RATIO:	.40
MINIMUM PARKING REQUIREMENT:	2 SPACES PER DETACHED SINGLE FAMILY HOME
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING:	N/A
PARKING PROVIDED:	2 SPACES PER DETACHED SINGLE FAMILY HOME - MIN
RESIDENTIAL DENSITY:	1.98 DU/A
TREE CANOPY:	REFER TO TREE CANOPY NOTES
PARKLAND DEDICATION:	FEEES IN LIEU OF PARKLAND DEDICATION SHALL BE PAID PRIOR TO THE RECORDING OF THE FIRST FINAL PLAT FOR THIS SUBDIVISION.
OPEN SPACE SET-ASIDE:	300,469.7 SF (15%)
REQUIRED:	FORMAL: 100,056.4 SF (33%) INFORMAL: 200,112.82.8 SF (66%)
PROVIDED:	FORMAL: 850,516.97 SF (42.5%)
	FORMAL: 101,225.0 SF (34%) INFORMAL: 749,292.0 SF (249%)

SITE AMENITIES - FORMAL OPENSPACE AMENITIES SHALL INCLUDE: WALKS, SEATING AREAS, BENCHES, LANDSCAPING, AND DECORATIVE STREET LIGHTING. FINAL DESIGNS TO BE DEVELOPED WITH THE SITE PLAN.

DRAINAGE BASIN: HARPETH RIVER

RAILROAD INFRASTRUCTURE/ ROW: NONE

MINERAL RIGHTS: PROPERTY IS SUBJECT TO MINERAL RIGHTS AGREEMENT TO THE MONSANTO CHEMICAL COMPANY, DEED BOOK 84 R.O.W.C., AND PAGE 486.

GAS EASEMENT: PROPERTY IS SUBJECT TO RIGHT OF WAY AGREEMENT WITH GULF INTERSTATE GAS CO. DEED BOOK 96, PAGE 184 R.O.W.C., AND DEED BOOK 108, PAGE 408 R.O.W.C.

TVA EASEMENT: PROPERTY IS SUBJECT TO A GRANT OF TRANSMISSION LINE EASEMENT DEED BOOK 75, PAGE 577 R.O.W.C.

LEGAL DESCRIPTION: Being all of parcel 19.05, Map 89 recorded in Deed Book 106, Page 414 and a portion of parcel 19.02, Map 89 recorded in Deed Book 1859, Page 6 and a portion of parcel 19.03, Map 89 recorded in Deed Book 1859, Page 8 R.O.W.C., TN.

TREE CANOPY/ PRESERVATION PLAN:

EXISTING TREE CANOPY COVERAGE:	24.99% OF SITE (500,800 SF)
TREE CANOPY RETENTION (MIN):	12.0% (.25 EXISTING COVER) X 48 (REQ. RETENTION COVER)
MINIMUM TREE PROTECTION ZONE:	240,375.72 SF
TREE PROTECTION PROVIDED:	241,032 SF

CRITICAL TREE LOTS

* LOTS 11-13, 15, AND 74-79 SHALL BE DESIGNATED "CRITICAL TREE LOTS"

PLANNING NARRATIVE:

RIVERBLUFF IS LOCATED IN SPECIAL AREA 2 OF THE CARNTON CHARACTER AREA. THE 45.9 AC SITE IS LOCATED ON LEWISBURG PIKE, EAST OF DONELSON CREEK PARKWAY. SURROUNDING USES INCLUDE: SULLIVAN FARMS SUBDIVISION (WEST), AN UNDEVELOPED TRACT (NORTH), REDDING FARMS (SOUTH) AND THE HARPETH RIVER TO THE EAST. THE PROPOSED PLAN UTILIZES CONVENTIONAL PLANNING STANDARDS WHICH IS CONGRUENT WITH THE LAND USE PLAN RECOMMENDATIONS.

COMMUNITY INFRASTRUCTURE IMPACTS:

1. WATER
WATER TO BE PROVIDED BY THE CITY OF FRANKLIN. A WATER MAIN IS LOCATED ALONG THE LEWISBURG PIKE ROW.
AVERAGE WATER USE FOR FINAL DEVELOPMENT IS ESTIMATED AT: (87 UNITS) X 3.5 CAPITA PER LOT X 100 GPD/CAPITA = 31,850 GPD
MAXIMUM WATER USE AT PEAK HOUR FACTOR OF 4: 31,850 GPD X 4 = 127,400.24 = 5,308 GAL/HOUR = 88.5 GPM
2. SEWER
SEWER SERVICE TO BE PROVIDED BY THE CITY OF FRANKLIN. SEWER IS LOCATED ON THE NORTH SIDE OF DONELSON CREEK AT LEWISBURG PIKE AND WILL BE EXTENDED TO THE SITE ALONG THE EAST SIDE OF LEWISBURG PIKE.
3. REPERIURED WATER FACILITIES
RECLAIMED OR REUSE WATER IS AVAILABLE TO THIS PROJECT.
4. STREET NETWORK AS SHOWN ON THE MAJOR THOROUGHFARE PLAN.
THE PROJECT WILL BE ACCESSED VIA LEWISBURG PIKE.
5. DRAINAGE FACILITIES
STORM WATER MANAGEMENT WILL BE PROVIDED ON SITE.
6. DRIVING DISTANCES TO POLICE, FIRE, AND RECREATIONAL FACILITIES.
POLICE DEPARTMENT: 2.98 MILES
FIRE STATION: 2.37 MILES
PINKERTON PARK 3.05 MILES
7. PROJECTED STUDENT POPULATION.
THE PROPOSED DEVELOPMENT WILL RESULT IN AN INCREASE OF UP TO 87 HOUSEHOLD UNITS. BASED ON AN AVERAGE OF 34 SCHOOL AGE CHILDREN PER HOUSEHOLD, THE PROPOSED DEVELOPMENT WILL RESULT IN + 58 STUDENTS WITHIN THE FOLLOWING SCHOOLS:
OAK VIEW ELEMENTARY (1.91 MILES)
PAGE MIDDLE SCHOOL (3.42 MILES)
CENTENNIAL HIGH SCHOOL (9.17 MILES)
8. REFUSE STORAGE AND SANITATION COLLECTION
REFUSE AND SANITATION COLLECTION WILL BE BY CITY OF FRANKLIN.
9. RESTRICTIVE COVENANTS AND ARCHITECTURAL GUIDELINES
RIVERBLUFF HOME OWNERS ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOME OWNERS ASSOCIATION WILL REGULATE ARCHITECTURAL STANDARDS AND MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATIONAL AREAS.

LIGHTING:

APPROXIMATE LOCATION OF PROPOSED STREET LIGHT. PROPOSED LIGHTING WILL CONSIST OF DECORATIVE STREET POLE LIGHTS AND SHALL BE DESIGNED IN COMPLIANCE WITH CITY OF FRANKLIN AND MIDDLE TENNESSEE ELECTRIC STANDARDS.



date: Nov 12, 2012
revisions:
1. 03/01/13 - Per final staff report.

COF no. 2604
project no. 12012
scale. 1"=100'



SITE DATA:

PROJECT NAME: RIVERBLUFF (Approved by City of Franklin and Williamson County)

PROJECT#: 2604

SUBDIVISION: N/A

LOT NUMBER: N/A

ADDRESS: RIVERBLUFF DRIVE, FRANKLIN

COUNTY: WILLIAMSON

STATE: TENNESSEE

CIVIL DISTRICT: 10TH

EXISTING ZONING: MEDIUM RESIDENTIAL (R-2)

CHARACTER AREA OVERLAY: CINC0 - 2

OTHER APPLICABLE OVERLAYS: FFO/ FWO (SMALL PORTION)

APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL

ACREAGE OF SITE: 43.95 ACRES

SQUARE FOOTAGE OF SITE: 1,914,656.04 SF

MINIMUM REQUIRED SETBACK LINES: REFER TO TYPICAL LOT CHART ON THIS SHEET

OWNER: RiverBluff Investments, LLC - Jim Cross

ADDRESS: 103 Forest Crossing Blvd., Suite 204, Franklin, TN 37064

PHONE NO: 615.377.6111

EMAIL ADDRESS: jmcross@riverbluff.com

APPLICANT: DESIGNSTUDIO, LLC

PHONE NO: 615.218.8118

EMAIL ADDRESS: jgoddard@designstudio.com

CONTACT NAME: JASON GODDARD

BUILDING SQUARE FOOTAGE: N/A

BUILDING HEIGHT: N/A

LANDSCAPE SURFACE RATIO: 40

MINIMUM LANDSCAPE SURFACE RATIO: 40

MINIMUM PARKING REQUIREMENT: 2 SPACES PER DETACHED SINGLE FAMILY HOME

MAXIMUM PARKING LIMIT: N/A

EXISTING PARKING: N/A

PARKING PROVIDED: 2 SPACES PER DETACHED SINGLE FAMILY HOME - MIN 1.80 DUA

RESIDENTIAL DENSITY: REFER TO TREE CANOPY NOTES

TREE CANOPY: FEES IN LIEU OF PARKLAND DEDICATION SHALL BE PAID PRIOR TO THE RECORDING OF THE FIRST FINAL PLAT FOR THIS SUBDIVISION.

PARKLAND DEDICATION: N/A

OPEN SPACE SET-ASIDE:

REQUIRED: 287,198.4 SF (15%)

PROVIDED: FORMAL: 95,732.8 SF (33%) INFORMAL: 191,465.6 SF (66%)

887,487.2 SF (46.4%)

FORMAL: 109,375.0 SF (38.1%) INFORMAL: 838,470.2 SF (292%)

SITE AMENITIES - FORMAL OPENSOURCE AMENITIES SHALL INCLUDE: WALKS, SEATING AREAS, BENCHES, LANDSCAPING, AND DECORATIVE STREET LIGHTING. FINAL DESIGNS TO BE DEVELOPED WITH THE SITE PLAN.

DRAINAGE BASIN: HARPETH RIVER

RAILROAD INFRASTRUCTURE/ ROW: NONE

MINERAL RIGHTS: PROPERTY IS SUBJECT TO MINERAL RIGHTS AGREEMENT TO THE MONSANTO CHEMICAL COMPANY, DEED BOOK 94 R.O.W.C., AND PAGE 486.

GAS EASEMENT: PROPERTY IS SUBJECT TO RIGHT OF WAY AGREEMENT WITH GULF INTERSTATE GAS CO. DEED BOOK 98, PAGE 184 R.O.W.C., AND DEED BOOK 108, PAGE 408 R.O.W.C.

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LEGAL DESCRIPTION: Being all of parcel 19.05, Map 89 recorded in Deed Book 106, Page 414 and a portion of parcel 19.02, Map 89 recorded in Deed Book 1899, Page 6 and a portion of parcel 19.03, Map 89 recorded in Deed Book 1899, Page 8 R.O.W.C., TN.

TREE CANOPY/PRESERVATION PLAN:

EXISTING TREE CANOPY COVERAGE: 24.99% OF SITE (478,508 SF)

TREE CANOPY RETENTION (MIN): 12.0% (25 [EXISTING COVER] X 48 [REQ. RETENTION COVER])

MINIMUM TREE PROTECTION ZONE: 229,758.72 SF

TREE PROTECTION PROVIDED: 236,740 SF

CRITICAL TREE LOTS

* LOTS 11-13 AND 43-48 SHALL BE DESIGNATED "CRITICAL TREE LOTS"

PLANNING NARRATIVE:

RIVERBLUFF IS LOCATED IN SPECIAL AREA 2 OF THE CANTON CHARACTER AREA. THE 43.95 AC SITE IS LOCATED ON LEWISBURG PIKE, EAST OF DONELSON CREEK PARKWAY. SURROUNDING USES INCLUDE: SULLIVAN FARMS SUBDIVISION (WEST), AN UNDEVELOPED TRACT (NORTH), REDDING FARMS (SOUTH) AND THE HARPETH RIVER TO THE EAST. THE PROPOSED PLAN UTILIZES CONVENTIONAL PLANNING STANDARDS WHICH IS CONGRUENT WITH THE LAND USE PLAN RECOMMENDATIONS.

COMMUNITY INFRASTRUCTURE IMPACTS:

1. WATER

WATER TO BE PROVIDED BY THE CITY OF FRANKLIN. A WATER MAIN IS LOCATED ALONG THE LEWISBURG PIKE ROW.

AVERAGE WATER USE FOR FINAL DEVELOPMENT IS ESTIMATED AT:

(79 UNITS) X 3.5 CAPITA PER LOT X 100 GPD/ CAPITA) = 27,650 GPD

MAXIMUM WATER USE AT PEAK HOUR FACTOR OF 4:

27,650 GPD X 4 = 110,600/24 = 4,608 GAL/HOUR = 76.8 GPM

2. SEWER

SEWER SERVICE TO BE PROVIDED BY THE CITY OF FRANKLIN. SEWER IS LOCATED ON THE NORTH SIDE OF DONELSON CREEK AT LEWISBURG PIKE AND WILL BE EXTENDED TO THE SITE ALONG THE EAST SIDE OF LEWISBURG PIKE.

3. REPURIFIED WATER FACILITIES

RECLAIMED OR REUSE WATER IS AVAILABLE TO THIS PROJECT.

4. STREET NETWORK AS SHOWN ON THE MAJOR THOROUGHFARE PLAN.

THE PROJECT WILL BE ACCESSED VIA LEWISBURG PIKE.

5. DRAINAGE FACILITIES

STORM WATER MANAGEMENT WILL BE PROVIDED ON SITE.

6. DRIVING DISTANCES TO POLICE, FIRE, AND RECREATIONAL FACILITIES.

POLICE DEPARTMENT: 2.98 MILES

FIRE STATION: 2.37 MILES

PINKERTON PARK: 3.05 MILES

7. PROJECTED STUDENT POPULATION:

THE PROPOSED DEVELOPMENT WILL RESULT IN AN INCREASE OF UP TO 79 HOUSEHOLD UNITS. BASED ON AN AVERAGE OF 64 SCHOOL AGE CHILDREN PER HOUSEHOLD, THE PROPOSED DEVELOPMENT WILL RESULT IN +/- 51 STUDENTS WITHIN THE FOLLOWING SCHOOLS:

OAK VIEW ELEMENTARY	(1.91 MILES)
PAGE MIDDLE SCHOOL	(3.42 MILES)
CENTENNIAL HIGH SCHOOL	(9.17 MILES)

8. REFUSE STORAGE AND SANITATION COLLECTION

REFUSE AND SANITATION COLLECTION WILL BE BY CITY OF FRANKLIN.

9. RESTRICTIVE COVENANTS AND ARCHITECTURAL GUIDELINES

RIVERBLUFF HOME OWNERS ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOME OWNERS ASSOCIATION WILL REGULATE ARCHITECTURAL STANDARDS AND MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATIONAL AREAS.

LIGHTING:

APPROXIMATE LOCATION OF PROPOSED STREET LIGHT. PROPOSED LIGHTING WILL CONSIST OF DECORATIVE STREET POLE LIGHTS AND SHALL BE DESIGNED IN COMPLIANCE WITH CITY OF FRANKLIN AND MIDDLE TENNESSEE ELECTRIC STANDARDS.

DesignStudio

908 High Point Ridge Road, Franklin, TN 37069

(615) 218-8118

RiverBluff PUD Subdivision - Revision 2

Development Plan

Lewisburg Pike, Franklin, Tennessee

Development Plan

date, Jan. 5, 2017

revisions.

COF no. -

project no. 12012

scale, 1"=100'

L-2.0

Riverbluff– PUD Revision 2 Pre-application Conference Notes

- * Update notes per new Major Thoroughfare Plan – staff
- * Consider removal of emergency access from Riverbluff PUD upon recording of Natures Landing final plat providing secondary access/ connection – Andy King
- * Update adjacent property owners and show Natures Landing Subdivision on Development Planning

Riverbluff– PUD Revision 2 Summary

Current

45.9 ac
2,003,131.12 sf
80 lots
1.74 du/a

Proposed Revision

43.95 ac
1,914,656.04 sf
79 lots
1.80 du/a

Open Space Required:

300,469.7 (15%)
Formal: 100,056.4 (33%)
Informal: 200,112.8 (66%)

287,198.4 (15%)
Formal: 95,732.8 (33%)
Informal: 191,465.6 (66%)

Open Space Provided:

850,516.97 (42%)
Formal: 109,375.0 (36.4%)
Informal: 802,500.0 sf (267%)

887,487.2 (46.4%)
109,375.0 (38.1%)
839,470.2 (292%)