



City of Franklin

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

Meeting Minutes

Franklin Municipal Planning Commission

Thursday, February 27, 2025

7:00 PM

Williamson County
Auditorium

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

The typical process for discussing an item is as follows:

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

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

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

CALL TO ORDER

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

Commissioners Present: Marcia Allen, Jimmy Franks, Roger Lindsey, Nick Mann, Alma McLemore, Michael Orr, Alderman Ann Petersen, and Jennifer Williamson

Commissioners Absent: Scott Harrison

Staff Present: Jimmy Wiseman, Amy Diaz-Barriga, Bill Squires, Emily Wright, Joseph Bryan, and Tia Holden

CITIZEN COMMENTS (Open for citizens to be heard on any issue or concern, including those related to items on the agenda. Please submit a Speaker Card at the beginning of the meeting if you would like to address the Commission. If you would like to speak on a non-consent agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the Planning Commission shall make no decisions or consideration of action of citizen comments for items not on the agenda, except to refer the matter to the Planning Director for administrative consideration, or to a schedule the matter for consideration at a later date. Those addressing the Commission are requested to come to the microphone and identify themselves by name and address for the official record. The Chair may restrict the period for public comment, including the length of the public comment period, the number of individuals who can speak and the length of time each individual may speak. When time allows, the standard individual public comment time is two minutes.)

Chair Lindsey asked for citizen comments. There were none.

Comments on agenda items may be made in person at the meeting or by emailing planningintake@franklinmn.gov before noon on the day of the meeting. Emailed comments will be provided to the Commission and included in the minutes, but not read aloud in their entirety during the meeting.

APPROVAL OF MINUTES

1. Consideration Of Approval Of The January 23, 2025 FMPC Minutes

Sponsors:

Attachments: 1. FINAL January 23 2025 FMPC Minutes

A motion was made by Commissioner Petersen, seconded by Commissioner McLemore to Approve the Minutes from the January 23, 2025 meeting. The motion carried 7-0 (Commissioner Williamson abstained).

ANNOUNCEMENTS

Chair Lindsey asked if Staff had any announcements. There were none.

CONSENT AGENDA

2. Consideration Of Approval Of Items 3-6 And Item 13 On The Consent Agenda

Sponsors:

Attachments: None

A motion was made by Commissioner McLemore, seconded by Commissioner Orr, to Approve Items 3-6 and Item 13 as presented on the Consent Agenda. The motion carried 8-0.

SITE PLAN SURETIES

3. Amelia Park PUD Subdivision, Final Plat, Section 5; Extend the Performance Agreement for Sidewalks And Streets Improvements to February 26, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

4. Ranco Farms Subdivision, Site Plan, Lot 2, Revision 2 (Mallory Green); Release The Maintenance Agreement For Sewer Improvement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: 1. Ranco Farms Sub, SP, lot 2, rev 2 (Mallory Green) inspection punch list

The item was Approved on Consent Agenda.

5. Rizer Point PUD Subdivision, Final Plat, Section 5; Extend The Maintenance Agreement For Sewer Improvement To February 26, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: 1. Rizer Point FP, sec 5 - inspection punch list

The item was Approved on Consent Agenda.

6. Stream Valley PUD Subdivision, Site Plan, Section 16; Extend The Performance Agreement For Green Infrastructure Improvement To February 26, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

MAJOR THOROUGHFARE PLAN AMENDMENTS

7. PUBLIC HEARING: Consideration Of Resolution 2025-04, A Resolution To Adopt Amendment 6 To The Comprehensive Transportation Network Plan (Major Thoroughfare Plan), An Amendment Related To Updating The Existing And Proposed Roadway Network In The Following Two Locations: 1) South Margin Street In Downtown Franklin And 2) Carothers Parkway South Of Long Lane And East Of Peytonsville Road In The Goose Creek Area.

Sponsors: Paul Holzen, Jimmy Wiseman

Attachments:

1. Margin District TIS Review Comments
2. Peytonsville Road Area Plan-PH Comments
3. Margin ROW Abandonment presentation
4. RES_2025-04_FMPCAmendment6_Combined_LawApproved

Staff Presentation: Jimmy Wiseman. Mr. Wiseman explained that as a response to the proposed Margin District, staff analyzed the Traffic Impact Study conducted by the Margin District developers and recommended realignment of Ninth Avenue and abandonment of the ROW between Cummins and Columbia Avenue. Although traffic patterns are unpredictable, higher traffic volume is expected on Cummins Street and East Fowlkes Street. Mr. Wiseman stated that the second update involves rerouting South Carothers Road around annexed property south of Long Lane and east of Peytonsville Road. Originally, South Carothers Road was drawn prior to the annexations that occurred in the area. There was extensive public outreach completed on behalf of the city by the developer with several meetings over a long period of time discussing alignment. After considering twelve different options, staff landed on this option as the best option for the area. Mr. Wiseman concluded by stating that staff recommends approval of Resolution 2025.04.

Public: Greg Gamble, speaking on behalf of Pete Crutcher, a resident of the area of South Carothers Road. Initially, many residents were not in agreement with the proposed options to reroute South Carothers Road. Mr. Crutcher gathered his neighbors and worked closely with staff to discuss an acceptable solution for those involved. As a result, most neighbors agree with the realignment of South Carothers Road.

Applicant: None

Commissioner Mann asked if there would be additional costs due to the realignment of South Carothers Road.

Mr. Wiseman stated that throughout the process, working with developers and residents, a consultant was able to look closely at the details. The consultant found that the cost would be slightly less but not significantly lower.

Commissioner Allen suggested more attention and analysis be given to East Fowlkes as traffic currently bottlenecks when turning south on Columbia.

Mr. Wiseman stated that it is difficult to predict driver patterns but with the signal planned for South Margin and Lewisburg in the future, we anticipate people turning left on Lewisburg and a right on East Fowlkes to get to Columbia, potentially. Fowlkes is a collector road and could be funded by collector impact fees as the properties develop.

Ms. Wright stated that if the Resolution passes, staff will look at the design concepts in the area to ensure that we come forward with any amendments to Envision Franklin based on the new road alignment.

Motion

Commissioner Franks motioned to approve Resolution 2025-04, A Resolution To Adopt Amendment 6 To The Comprehensive Transportation Network Plan (Major Thoroughfare Plan), An Amendment Related To Updating The Existing And Proposed Roadway Network In The Following Two Locations: 1) South Margin Street In Downtown Franklin And 2) Carothers Parkway South Of Long Lane And East Of Peytonsville Road In The Goose Creek Area, seconded by Commissioner Orr.

The motion carried 8-0.

REZONINGS/DEVELOPMENT PLANS

8. Consideration Of Ordinance 2024-50, An Ordinance To Rezone 1.95 Acres From Residential 4 (R4) District And Mixed Residential (MR) District To Civic Institutional (CI) District For The Property Located North Of Liberty Pike And East Of Chestnut Lane At 104 Chestnut Lane.

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

Attachments:

1. MAP 104 Chestnut Lane, Rezoning
2. ORD_2024-50_ChestnutLnRez_Combined_LawApproved
3. 104 Chestnut Lane, Rezoning (Christ Fellowship Church) - submittal 002

Staff Presentation: Joseph Bryan. The property is currently comprised of three lots, consists of 1.95 acres, and is the location of the Christ Fellowship Church. Envision Franklin places the larger lot on Chestnut Lane within the Historic Residential Design Concept and the two lots along Liberty Pike are within the Mixed Residential Design Concept. Both the Historic Residential and Mixed Residential Design Concepts support institutional uses as primary uses with the added consideration that they do not adversely impact the surrounding neighborhoods. The church campus has been at that location for several decades and the request to rezone to CI meets both the recommendations of Envision Franklin as well as the long-established use of the property.

Public: None

Applicant/Owner: Travis Briles.

Motion

Commissioner McLemore motioned to recommend approval to BOMA, Ordinance 2024-50, An Ordinance To Rezone 1.95 Acres From Residential 4 (R4) District And Mixed Residential (MR) District To Civic Institutional (CI) District For The Property Located North Of Liberty Pike And East Of Chestnut Lane At 104 Chestnut Lane, seconded by Commissioner Allen.

The motion carried 8-0.

9. Consideration Of Ordinance 2024-51, An Ordinance To Rezone 20.15 Acres From Planned (PD 0.2/263,100) District To Planned (PD 243,200/120) District For The Property Located North Of Liberty Pike And East Of Franklin Road, At 230 Franklin Road (The Factory At Franklin PUD).

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

Attachments:

1. MAP The Factory at Franklin PUD Subdivision, Rezoning and Development Plan Revision 3
2. ORD_2024-51_FactoryFranklinPUDRez_Combined_LawApproved
3. 2025-2-6_Factory Rezoning
4. Applicant Presentation Factory

Staff Presentation: Joseph Bryan. The applicant has submitted a rezoning request to revise the entitlements for the Factory At Franklin PUD Subdivision from PD to eliminate the established residential density, lower the amount of nonresidential square footage, and add 120 hotel rooms on the property. The site consists of 20.15 acres and is located with The Factory District Design Concept per the Envision Franklin plan. The Factory District is anchored by the Factory at Franklin, which has

been a defining community landmark since its opening in 1929 as an industrial campus for manufacturing goods. The vision of the District is to expand the types of uses found in the Factory at Franklin to surrounding properties to create a memorable destination. The hotel use is supported within the district, if it is carefully designed to complement and support the historic Factory buildings. The applicant has received a preliminary Certificate of Appropriateness from the Historic Zoning Commission for the scale and location of the proposed hotel. The rezoning with the revised entitlements is consistent with the recommendation of Envision Franklin and The Factory District. Staff recommends the FMPC recommend approval of Ordinance 2024-51 to BOMA for consideration.

Public: None

Applicant: Greg Gamble. Mr. Gamble provided an update on the revised development plan relating to the rezoning request for the Factory. A new 120-room hotel is proposed to be located behind the facade of the Factory. The hotel would be two levels and step up to a third level and, to accommodate hotel and Factory guests, a proposed 250-stall parking garage is proposed. The existing concrete pad outside of Liberty Hall will be replaced with a courtyard with building nine housing the indoor hotel pool. The revised plan includes reworking the drive aisles, parking lot, and landscaping to comply with city regulations and standards. The stormwater basin will be relocated and reconstructed as an underground detention area beneath the parking lot. A signalized entrance aligned with Daniels Drive will be included along with a new Right-In/Right-Out new entrance from Liberty Pike close to the railroad tracks. The Factory master plan contains eight connections into and out of the Factory campus, including three future connections to Harpeth Industrial Road. The parking garage will be located adjacent/behind buildings three and five and be architecturally sensitive to the surrounding buildings and to the historic design guidelines. Also, Holladay Properties is working closely with Franklin City Emergency Services to better "address" wayfinding by identifying each business address/suite of the Factory for parking convenience. Improvements will take place in phases with attention given to maintaining parking while construction is going on. There is one modification of standards requested in the application, which is a request to allow a surety bond in lieu of an irrevocable standby letter of credit.

Motion

Commissioner Orr motioned to recommend approval to BOMA, Ordinance 2024-51, An Ordinance To Rezone 20.15 Acres From Planned (PD 0.2/263,100) District To Planned (PD 243,200/120) District For The Property Located North Of Liberty Pike And East Of Franklin Road, At 230 Franklin Road (The Factory At Franklin PUD), seconded by Commissioner Williamson.

The motion carried 8-0.

10. Consideration Of Resolution 2024-113, A Resolution Approving A Revised Development Plan For The Factory At Franklin PUD Subdivision, With 1 Modification Of Standards (Sureties) For The Property Located North Of Liberty Pike And East Of Franklin Road, Located At 230 Franklin Road.

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

Attachments:

1. MAP The Factory at Franklin PUD Subdivision, Rezoning and Development Plan Revision 3
2. 8665 Factory at Franklin PUD DP Rev 3_Conditions of Approval_01
3. RES_2024-113_FactoryFranklinPUDDP_Combined_LawApproved
4. 2025-02-06_Factory Dev Plan Rev 3
5. 2357 - The Factory at Franklin - Shared Parking Study - 02042025
6. Applicant Presentation Factory

Staff Presentation: Joseph Bryan. The applicant has submitted a revision to the Factory At Franklin PUD Subdivision to add a hotel consisting of 120 hotel rooms to the property and construct a parking garage. The property consists of 20.15 acres and is located with The Factory District Design Concept per Envision Franklin. Envision Franklin highly encourages additional public art and public art programming within the district. Public art provides many benefits, including enhancing the sense of place, encouraging public gathering and pedestrian walkability, and bringing art and artists to the public realm for citizens and residents to enjoy. The hotel's use is supported provided that it is carefully designed to complement and support the historic Factory buildings. The applicant has received a preliminary recommendation of approval from the Historic Zoning Commission for the scale and location of the proposed hotel. Additional public art locations are not documented in this plan. However, the applicant is aware of the goals of Envision Franklin and has stated that public art opportunities will be addressed at the site plan stage. The applicant has submitted a shared parking study that defines the peak parking periods based on both the existing and proposed uses for the Factory at Franklin PUD. The parking study is included as an exhibit for

review. The study shows an overall 37% reduction from 1,674 spaces to 1,058 spaces with the share factors incorporated. With the addition of the parking garage, the development is providing 1,066 spaces.

Modification of Standards

There is one Modification of Standards request in this plan that addresses surety requirements.

1. MOS #1: Requesting to allow a surety bond in lieu of an irrevocable letter of credit. Section 21.2.2(A) of the Zoning Ordinance states a letter of credit will be required for the associated sureties with the development plan. Since staff has been researching the use of surety bonds and discussing with the Development Services Advisory Commission the merits of a potential Zoning Ordinance amendment to allow surety bonds, staff recommends approval of MOS #1. Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2024-113, with conditions.

Public: None

Applicant: Greg Gamble

Motion

Commissioner Franks motioned to recommend approval with conditions to BOMA -Resolution 2024-113, A Resolution Approving A Revised Development Plan For The Factory At Franklin PUD Subdivision, With 1 Modification Of Standards (Sureties) For The Property Located North Of Liberty Pike And East Of Franklin Road, Located At 230 Franklin Road, seconded by Commissioner Orr.

MOS #1

Commissioner Franklin motioned to recommend approval to BOMA of MOS #1: Requesting to allow a surety bond in lieu of an irrevocable letter of credit, seconded by Commissioner Orr.

Commissioner Mann asked staff how they decided a surety bond in lieu of an irrevocable letter of credit would be appropriate.

Ms. Diaz-Barriga stated that she and Melodie Brady researched bonds and spoke to an insurance company about the similarities and differences between surety bonds and letters of credit. Bonds are very similar and provide many of the requirements the city includes in letters of credit. Bonds don't expire and are not required to be renewed on a yearly basis. The parameters of the bond are stated in the document. If the city should need to call upon the bond, if there is a default, the responsibility for the completion of work would fall to the insurance company. The insurance company would either find a contractor to complete the work, provide the money to the city or work with the original bondholder to complete the requirements of the bond. Ms. Diaz-Barriga explained that staff felt very comfortable having a surety bond as an option. Ms. Diaz-Barriga added that the option of a surety bond will be brought before FMPC and BOMA, next month, to be considered as an amendment to the zoning ordinance to be used as the standard moving forward.

Commissioner Allen stated that in the past, in Rolling Meadows, bonds were used to secure completion of roadways which were not finalized. Commissioner Allen suggested having a tracking system in place to avoid these situations.

Ms. Diaz-Barriga stated that certificates of occupancy and use have been required to get the final work completed by contractors prior to their final inspection. Staff are looking at this aspect of the process more holistically to avoid sites with incomplete work responsibilities.

The MOS #1 carried 8-0.

Main Motion Including Recommended MOS #1

The motion carried 8-0.

11. Consideration Of Ordinance 2024-43, An Ordinance To Rezone 70.57 Acres From Agricultural (AG) District To Planned (PD 17.71/172,000) District For The Property Located East Of Peytonsville Road And North Of Peytonsville Road (Erickson Senior Living PUD).

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

Attachments:

1. MAP Erickson Senior Living PUD Subdivision, Rezoning and Development Plan
2. ORD_2024-43_EricksonSeniorPUDRez_Combined_LawApproved02
3. 2025-02-11 Erickson Senior Living Rezoning Set
4. Applicant Presentation Erickson

Staff Presentation: Joseph Bryan. The applicant is requesting to rezone 70.57 acres located East of Peytonsville Road at 4440, 4428, & 4430 Peytonsville Road From Agricultural (AG) District to Planned (PD 17.71/172,000) District to accommodate the Erickson Senior Living PUD Subdivision. Envision Franklin places this property in the Regional Commerce Design Concept. For the Regional Commerce design concept, Envision Franklin states that these areas "contain high-intensity activity centers that attract large numbers of people and employees from both within and outside the City. These areas include major employment and revenue generators that are valuable community resources, while also providing a mix of housing options that support a healthy, vibrant place to live, work, and play." The primary uses of multifamily housing and continuum of care are supported within the Regional Commerce design concept.

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2024-43.

Public: Mike Woodside, 4420 Peytonsville Road. Mr. Woodside stated that he was speaking on behalf of his elderly mother, who is a lifelong resident of Williamson County whose family farm is adjacent to the property on Long Lane. Mr. Woodside explained that his mother would like to live out her final years on the property and is concerned about her land being acquired for part of the development road frontage.

Applicant: Greg Gamble. Mr. Gamble, representing Erickson Senior Living, provided an overview of what an Erickson Senior Living community would look like along with updates on the proposed development plan. The company is headquartered in Baltimore, Maryland and is one of the top five providers of senior living in the country. The CCRC model Erickson follows is a continuum of care including independent living, assisted living, skilled nursing and memory care facilities all on one campus. A typical community employs 500 people in health care, dining services, operations, hospitality and security. In Franklin, the proposed property Erickson is planning to develop is about 68 acres located on the east side of Peytonsville Road with the goal of creating a community reflective of Franklin. The master plan included 1250 independent living units and 188 units of assisted living spaces. The buildings will be set back from Peytonsville Road by 150–200 feet to protect the view sheds. The proposed plan includes a private street with public access running parallel to Peytonsville Road, facilitating future connectivity. With 24-hour on-site security, personnel will also be trained EMT's to assist in medical emergencies and even handle emergencies like falls without calling 911. All surface parking lots on campus are in the rear of the buildings, away from the internal street network. Parking will be located below grade, in carports, parallel street parking and surface parking. The buildings will be interconnected with indoor air-conditioned bridges between the 3-6-story buildings. Some of the amenities include restaurants, indoor theater, indoor pool, indoor fitness along with outdoor games. Shift changes for staff take place during non-peak times with residents typically driving during the hours of 10 am to 2 pm. Road improvements include upgrading Peytonsville Road to collector standards with a four-lane, median-divided boulevard.

Modifications of Standards requested relating to resident mobility and safety:

- MOS 1: Request for loading areas to be located to the side of the buildings.
- MOS 3: Request to allow the finished floor elevation to be at ground level
- MOS 5: Request to reduce the parking requirement for multifamily residential units, age restricted from 1.5 spaces per unit to 1.2 per unit.

Modification of Standards requested relating to safety:

- MOS 4: Request to remove the required eastern connection for external connectivity.

Modification of Standards requested relating to block length:

- MOS 2: Request to modify the maximum block length to 6,200 feet.

Motion

Commissioner Franks motioned to recommend approval to BOMA Ordinance 2024-43, An Ordinance To Rezone 70.57 Acres From Agricultural (AG) District To Planned (PD 17.71/172,000) District For The Property Located East Of Peytonsville Road And North Of Peytonsville Road (Erickson Senior Living PUD), seconded by Commissioner Orr.

The motion carried 8-0.

12. Consideration Of Resolution 2024-96, A Resolution Approving A Development Plan For Erickson Senior Living PUD Subdivision With 5 Modifications Of Development Standards (Building Elements, Connectivity, Parking), For The Property Located East Of Peytonsville Road And North Of Peytonsville Road, Located At 4424, 4428, 4430, And 4440 Peytonsville Road.

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

Attachments:

1. MAP Erickson Senior Living PUD Subdivision, Rezoning and Development Plan
2. 8624 Erickson Senior Living PUD DP_Conditions of Approval_01
3. RES 2024-96 Erickson Senior Living PUD DP_Combined_Law Approved03
4. 2025-02-06 Erickson Senior Living Franklin Development Plan Submittal Set
5. Applicant Presentation Erickson

Staff Presentation: Joseph Bryan. The applicant has submitted a development plan for the Erickson Senior Living PUD Subdivision, which proposes a campus of 1,250 residential dwelling units (age restricted) and 172,000 square feet of commercial space for continuum of care services. Envision Franklin places this property in the Regional Commerce Design Concept. Areas within the Regional Commerce design concept contain high-intensity activity centers that attract large numbers of people and employees from both within and outside the City. Envision Franklin further states that new developments within Regional Commerce should have integrated designs with coordinated access, amenities, and cohesive architecture that fits within the context of the corridor. The Erickson PUD Subdivision provides a cohesive, pedestrian-friendly plan that incorporates both housing and continuum of care services for older demographics.

Modifications of Standards

There are five Modification of Standards requests in this plan that address building elements, connectivity, and parking. The following is the list of MOS requests included in the application and staff's recommendations for each, should the development plan be approved.

1. MOS #1: Requesting to allow loading areas to be located to the side of buildings. Section 10.1.23(C)(1) of the Zoning Ordinance states that on-site loading areas shall be located to the rear of the building. The applicant has limited these areas to certain spots on the plan and has provided additional screening methods for these loading areas. Staff recommends approval of MOS #1
2. MOS #2: Requesting to modify the maximum block length to 6,200 feet. Section 9.5.2(C) of the Zoning Ordinance states that block length perimeter shall not exceed a maximum of 2,400 feet except the DRT may approve a block length perimeter up to 3,200 feet. The proposed length is nearly double the maximum of what is permitted. Including more public streets throughout the plan, where there are now only parking-lot drive aisles, could achieve this design standard. However, it is the intention of the applicant to have a secure site through the development. Staff recommends disapproval of MOS #2.
3. MOS #3: Request to allow the finished floor elevation to be at ground level. Section 6.7 of the Zoning Ordinance requires that the finished floor elevation be a minimum of 18 inches above grade at the facade. Given the demographics of those who will be occupying the building and that similar requests have been approved previously, this request can be supported. Staff recommends approval of MOS #3
4. MOS #4: Request to remove the required eastern connection for external connectivity. Section 9.5.1(B) of the Zoning Ordinance requires that external connections shall be provided in every direction (north, south, east and west). Staff is not supportive of this request given the current configuration of future roadways in the Major Thoroughfare Plan. However, there is an amendment to revise the Major Thoroughfare plan and modify the future

location of Carothers Parkway in the immediate area of the Erickson Senior Living PUD. Should the amendment be granted, Staff is supportive of this MOS request. Staff recommends disapproval of MOS #4.

5. MOS #5: Request to reduce the parking requirement for multifamily residential units, age restricted from 1.5 spaces per unit to 1.2 per unit. The Zoning Ordinance requires that multifamily residential uses with age-restricted tenants have a minimum parking standard of 1.5 spaces per unit. The applicant has cited national parking standard manuals and the fact that their minimum parking numbers for similar uses are much lower than the request for 1.2 spaces per unit. Because of this data, coupled with the number of onsite amenities reducing generated trips, Staff can support the MOS request. Staff recommends approval of MOS #5

Recommendation

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2024-96, with conditions.

Commissioner Allen asked if the applicant would be required to put in the plans that parking for employees is 1.1 per employee.

Mr. Bryan stated that Staff is working with the applicant to address the breakdown of employees and visitors for both the continuum of care and residents.

Ms. Diaz-Barriga noted that the 1.1 parking spaces in the condition of approval are for the continuum of care and the MOS is for the multifamily and tenant units, which are separate.

Public: Luke Beauchamp, 4500 Peytonsville Road. Mr. Beauchamp stated that he is speaking on behalf of his parents, Wallace Beecham and Louise Jordan Beecham, who own 130 acres on the east side of the proposed Erickson development. Mr. Beauchamp noted his concerns about encroachment onto his parents' property during the construction process and requested the developers be respectful of this consideration. Otherwise, Mr. Beauchamp stated there are not problems with the development.

Adam Ballash, 2000 Meridian Boulevard. Mr. Ballash stated that he represents the landowner and respectfully requests the Planning Commission defer this item for one month. The access points don't appear to line up with the approved access points for Reams Fleming, including the boulevard cuts and proposed alignment to Peytonsville Road. There are no problems with the plan, zoning or anything else other than the group would like to engage with the developer and city staff to further understand the implications of the changes to the access points and the road construction for Peytonsville Road.

Alderman Petersen asked staff for their opinion on deferring the items for one month.

Mr. Wiseman stated that the item could be deferred, but Peytonsville Road is a funded project through the CIP. Another option, rather than deferring the item, is to include language at the end of condition of approval number two that says, "or else otherwise modified by the Board of Mayor and Aldermen." This language would allow time for the staff, applicant and Boyle to work through the details. Condition two specifically speaks to the improvements, median and widening of the roadway.

Commissioner Franks stated that Reams is not ready to submit a development plan but could possibly figure out the details.

Applicant: Greg Gamble. Mr. Gamble stated that Erickson has no problem working with Boyle and the city on road alignment but asked that FMPC consider recommending approval to BOMA, giving everyone the ability to work out the plans before BOMA votes on the project. Mr. Gamble further stated that this is a capital improvement project driven by the engineering department, not by Erickson and the Erickson group would be happy to work through the details.

Mr. Wiseman stated that adding the additional language to condition number two would allow the Board to make a change to the scope of improvements.

Motion

Commissioner Franks motioned to recommend approval with conditions to BOMA with the amended language to condition of approval #2(as stated by Mr. Wiseman "or else otherwise modified by the Board of Mayor and Aldermen.") - Resolution

2024-96, A Resolution Approving A Development Plan For Erickson Senior Living PUD Subdivision With 5 Modifications Of Development Standards (Building Elements, Connectivity, Parking), For The Property Located East Of Peytonsville Road And North Of Peytonsville Road, Located At 4424, 4428, 4430, And 4440 Peytonsville Road, seconded by Commissioner McLemore.

MOS Motions

MOS #1: Requesting to allow loading areas to be located to the side of buildings.

Commissioner Allen motioned to recommend approval of MOS #1, Requesting to allow loading areas to be located to the side of buildings, seconded by Commissioner Mann.

The MOS #1 carried 8-0.

MOS #2: Requesting to modify the maximum block length to 6,200 feet.

Commissioner Mann motioned to recommend approval of MOS #2, requesting to modify the maximum block length to 6,200 feet, seconded by Commissioner Franks.

Commissioner Mann noted that the development has plenty of connectivity, making the standard intended to address these concerns not applicable.

Commissioner Allen stated that she would not support MOS #2.

Commissioner Orr asked for an explanation of the intent of the ordinance.

Mr. Bryan stated that the ordinance is intended to break up the buildings, making it more pedestrian-friendly. Also, the change from 3200 feet to 6200 feet was significant.

The MOS #2 carried 6-2 (Commissioners Allen and Lindsey voting against).

MOS #3: Request to allow the finished floor elevation to be at ground level.

Commissioner Allen motioned to recommend approval of MOS #3, a Request to allow the finished floor elevation to be at ground level, seconded by Commissioner Orr.

Commissioner Mann asked for clarification about why the finished floor elevation would not be recommended to be at ground level.

Mr. Bryan explained that it is more of an architectural element, allowing for a more defined base of the building. The building would be more aesthetically pleasing when elevated.

Chair Lindsey asked for confirmation that the site is not included/mapped in the floodplain.

Mr. Gamble confirmed the site is not included in a floodplain.

The MOS #3 carried 8-0.

MOS #4: Request to remove the required eastern connection for external connectivity.

Commissioner Mann motioned to recommend approval of MOS #4, a request to remove the required eastern connection for external connectivity, seconded by Commissioner McLemore.

The MOS #4 carried 8-0.

MOS #5: Request to reduce the parking requirement for multifamily residential units, age restricted from 1.5 spaces per unit to 1.2 per unit.

Commissioner Mann motioned to recommend approval of MOS #5, a request to reduce the parking requirement for multifamily residential units, age restricted from 1.5 spaces per unit to 1.2 per unit, seconded by Commissioner Franks.

The MOS #5 carried 8-0.

Main Motion Including Recommended 5 MOS

The motion to recommend approval with conditions of Resolution 2024-96, as amended, with an amendment to Condition of Approval #2 to add the statement "unless otherwise modified by the Board of Mayor and Aldermen" carried 8-0.

Commissioner Mann acknowledged the citizen's comments about encroachment onto private property once construction begins.

Mr. Wiseman stated that with any development, construction is required to stay away from property lines with no crossover. Mr. Wiseman also noted any concerns could be addressed at the site plan stage.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

13. Yates Subdivision, Final Plat, Lot 2, Revision 1, Creating 1 Non-Buildable Open Space Lot, On 2.08 Acres, Located East Of Watercress Drive And South Of Murfreesboro Road. (CONSENT AGENDA)

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

Attachments:

1. MAP Yates Subdivision, Final Plat, Lot 2, Revision 1
2. 8668 Yates Sub FP Lot 2 Rev 1_Conditions of Approval_01
3. 118665008- Yates Subdivision Lot 2 Revision 1

The item was Approved on Consent Agenda.

ANY OTHER BUSINESS

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

ADJOURN

A motion was made by Commissioner Orr, seconded by Commissioner Allen to adjourn. The motion carried 8-0.

There being no further business, the meeting adjourned at 8:19 PM.


Chair


Date