



File #: 21-01917

DATE: June 15, 2021
TO: Board of Mayor and Aldermen
FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor

SUBJECT:

Consideration Of Ordinance 2021-05, An Ordinance To Rezone 233.66 Acres From Agricultural (AG) District And Civic Institutional (CI) District To Planned (PD 2.02) District For Several Properties Located Near The Intersection Of Hillsboro Road and Mack Hatcher Memorial Parkway (Brownland Farm PUD Subdivision). Establishing A Public Hearing For September 14, 2021.
FMPC 6/24/21, Approval failed 3-4

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7471
Applicant: Greg Gamble with Gamble Design Collaborative
Owner: Robin Anderton with Anderton Family Partnership, Margaret B. Anderton Rev. Trust, Christ Community Church, and Stephen B. Etherly

BACKGROUND/STAFF COMMENTS:

The motion to approve this item failed at Planning Commission.

Envision Franklin places this development in both the Conservation Subdivision and the Conservation Design Concepts. Conservation Subdivision calls for the primary use to be single-family residential, and supports secondary uses of multiplexes and duplexes. Additionally, there is a special consideration for this area of the city that also supports townhomes as a secondary use. Conservation does not support any residential uses, and only supports recreational uses that preserve the natural features of the area.

This plan includes additional housing types that are not supported by Envision Franklin, and also shows development encroaching significantly into the Conservation Design Concept. Because of these two factors, staff believes that the density they are proposing can only be achieved by a plan that is direct conflict with several components of Envision Franklin, and therefore recommends disapproval.

PROCEDURAL REQUIREMENTS:

1. The city's project identification number shall be included on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen deny Ordinance 2021-05.