

Major Site Plan Application

5) Statement Addressing the Following

To the best of our knowledge and belief, the proposed use of this site complies with applicable requirements of the Uniform Development Ordinance.

This lot is classified as General Commercial (C-1) zoning. The proposed quick-service restaurant use falls into the current lot zoning. All surrounding adjacent properties are also zoned as General Commercial (C-1). Thus, it is our belief that the proposed use will adequately protect the adjacent properties from the potential adverse effects of non-residential use, and that the proposed use will not be detrimental to the use and character of the surrounding properties.

There is a designed traffic turn lane in the median of Commerce Center Drive and widened the entrance drive for vehicular safety. In addition, there is a designed drive-thru lane allowing vehicular stacking, a drive aisle lane for on-site parking, and a standard sidewalk at entries and exits into the building to allow safe pedestrian access to the building. There are also designed parking spaces and drive aisle per City standards to keep traffic uniform and safe, which to the best of our knowledge and belief will maintain or enhance the conditions for pedestrians and motorists for the safety of both parties, and work into the previously planned use for this lot.

The parking lot is designed to meet City standards. Each space is 9' wide by 19' long, angled at 60 degrees with an 18' wide one-way drive aisle. The number of parking spaces was calculated to meet the minimum requirements for quick-service restaurant use, addressing both seating area capacity and number of employees on the largest working shift. In addition, we have a lighting plan and design which shows the footcandle measurements on the lot. Thus, it is our belief that the proposed use will provide adequate parking and lighting.

There is a designed on-site stormwater drainage system and detention pond to handle on-site runoff, as well as proposed tie-in locations and pathways for the sanitary, water, electric, gas and telephone utilities. Thus, it is our belief that the proposed use will provide adequate utility, waste disposal, stormwater drainage, water and sanitary services.

Alongside the designed traffic turn lane on Commerce Center Drive and the widening of the concrete entrance drive for the site, the parking lot is designed such that the City of Franklin Rescue Fire Truck can enter, exit and navigate the site with little issue. See attached AutoCAD Civil 3D Vehicular Tracking sheet. Thus, it is our belief that the proposed use will provide ingress and egress for emergency services vehicles.

There is a designed landscaping plan for the site showing proposed planting locations and notes for trees and shrubs per City standards, as well as a design dumpster pad with screening fence. Thus, it is our belief that the proposed use will provide required landscaping for the site.