

ORDINANCE NO. 2018 - 11

THE CITY COUNCIL OF THE CITY OF FRANKLIN, VIRGINIA DOES ORDAIN AS FOLLOWS:

That the proffered conditions adopted by ordinance on October 17, 2005 to rezone property on College Drive known as the Franklin Summit located on Tax Parcel No. 104 (041) Lot B be amended to read as follows:

(1) There will be a minimum average density of 4500 square feet per townhouse unit in the project; (2) Public gravity sanitary sewer will be provided for an area of North College Drive which currently does not have it available; (3) Sanitary sewer lines will be installed by the Jack and Bore method under North College Drive; (4) All water mains will be connected to provide a looped system for Meadow Lane; (5) All project layers will be drawn in ArcView for incorporation into the City's GIS system; (6) There will be a home owners' association for management and maintenance of all public areas, common areas, BMPs and exteriors. The home owners' association will have an architectural review committee to approve all structural changes, paint colors, sheds, fences, etc. The committee's guidelines will be drafted by the developer, reviewed by the city and incorporated into the homeowners' documents; ~~(7) Home owners' covenants and restrictions will prohibit the purchasing of units for rental purposes, except that military and temporary transfers may be considered for rental on a case by case basis;~~ (8) The following design guidelines will be used in the development of the property: (a) The minimum buffer requirement between conflicting zoning districts will be increased and the natural forested buffer will remain on the southeast corner of the property, (b) Landscaping for entrances, streets, houses and common areas will exceed the requirements of the zoning ordinance and will be shown on the landscape plan submitted with the site plan, (c) Percentage of open space, recreational facilities and other amenities will exceed the requirements of the zoning ordinance and will include active and passive open space, (d) The homeowners' association will be required to maintain all roadway/right of way landscaping, pedestrian and bicycle paths within the boundary of the project in accordance with city code, (e) Recreational facilities and appropriate links to open space amenities will be provided, (f) Sidewalks, bicycle paths, picnic and park areas will be provided within the project area, (g) Not less than three residential floor plans will be offered, which also have differences in choice of elevations, rooflines and exterior colors, (h) Exterior materials and finishes such as brick, stone, wood, clapboard, cedar shakes, stucco, hardy plank and high grade vinyl shall be used on the exterior of all buildings. Flat or corrugated sheet metal will not be used for exterior siding. Exterior covering material shall extend to the ground, except that when a solid concrete or masonry perimeter foundation is used, the exterior covering material from the top of the foundation to the ground will be wrapped with a brick skirt. The foundation will be a crawl or a minimum of 16 inch built-up slab. Architectural grade shingles will be used on the roofs of all units, (i) Garage fronts will be de-emphasized and will not be the most prominent architectural features of the townhouses. Side access garages or L-Shaped floor plans with rear loading garages (off alley) may be utilized, (j) Driveways and sidewalks will be constructed of concrete, (k) A comprehensive streetscape package will include guidelines for lighting, signage, landscaping and street trees in accordance with city code; (9) An easement for ingress and egress will be provided

to the city to access property retained by the owner of the property, a portion of which constitutes the property being purchased by Tri-City Developers, LLC and is the subject of this rezoning; and (10) A double-wide trailer sufficient to house four classrooms similar in style to those currently in use will be furnished and installed at S. P. Morton Elementary School and 20 boys and girls bathrooms will be renovated in the main building at S. P. Morton Elementary School at an estimated cost of \$10,000 per bathroom. These projects will be constructed in accordance with the standards of the Virginia Department of Education.

A certified copy of an Ordinance adopted by City Council at their regular meeting held on June 25, 2018.


Clerk to City Council