



# CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ENGINEERING

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## Plan Commission Staff Report

**To:** Plan Commission Members  
**From:** Travis Underhill, PE & Joanna Myers, Senior Planner  
**Date:** April 14, 2015  
**Re:** **Case PC 2015-09 (SPR): GMI Parking Addition**

### REQUEST:

**Case PC 2015-09 (SPR)...GMI Parking Addition (waiver).** A request for approval of waiver request from all drainage requirements. The subject property is located at 550 International Drive and is located in the Industrial: General (IG) zoning district.

### ZONING:

#### Surrounding Zoning:

North: IG (Industrial: General)  
South: IG (Industrial: General)  
East: IG (Industrial: General)  
West: IG (Industrial: General)

#### Surrounding Land Use:

North: Industrial  
South: Napa  
East: GMI Corporation  
West: Industrial/Retail

### CONSIDERATIONS:

1. GMI Corporation is proposing to construct a 129 space parking lot on Lot 3 of R.S. Bacon Veneer Subdivision. Their existing business is located immediately to the east of the subject property at 700 International Drive. The subject site is currently a vacant parcel.
2. The site plan was reviewed by the Technical Review Committee on April 2, 2015 and forwarded to the Plan Commission for review of the waiver request.
3. A revised site plan was submitted by the petitioner on April 10, 2015 (attached) and appears that all comments have been met.
4. The attached Drainage Summary (Pg 1) provides a detailed description of the existing and proposed conditions.

### WAIVER REQUESTS:

1. Article 6.19: Drainage Requirements of the Subdivision Control Ordinance outlines the requirements that need to be met.
  - a. Staff Comment – Based on existing conditions that don't provide for adequate positive drainage from existing structures in the event of an overflow, it appears to be an unreasonable burden to require stormwater detention/retention for this project. Regardless of what was to

be constructed on this site, the same existing conditions would not allow for reasonable use of the property if current standards and regulations be adhered. Given these circumstances, staff believes this request to be reasonable and is supportive.

**CRITERIA FOR DECISIONS (WAIVER REQUEST):**

In taking action on waiver requests, the Plan Commission shall use the decision criteria outlined in Article 2.4(B) of the City of Franklin Subdivision Control Ordinance.

1. **PublicWelfare:** The granting of the waiver will not be detrimental to the public safety, health, and/or welfare;
2. **Adjacent Property:** The granting of the waiver will not be injurious to the reasonable use and development of other property;
3. **Unique Conditions:** The conditions upon which the request for the waiver is based are unique to the property for which it is sought and are not applicable generally to other property;
4. **Physical Conditions:** Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved a hardship to the owner would result if the strict letter of these regulations were carried out; and
5. **Comprehensive Plan:** The waiver will not contradict the intent of the City of Franklin Comprehensive Plan.

# **GMI PARKING ADDITION**

## **550 INTERNATIONAL DRIVE**

### **DRAINAGE SUMMARY**

#### **Current Site Conditions**

The existing site is a vacant parcel that is bounded by Industrial Buildings and Parcels all around it. The Lot is Lot 3 of an Industrial Subdivision called R.S. Bacon Veneer Subdivision. The existing business, GMI, East of this lot is expanding their parking area to accommodate an increase in employees, due to the business expanding into the existing building that is Northeast of this lot. The only items located on the lot are power poles with overhead electric and a swale for drainage, both of which are located along the North property line in a 30 Drainage and Utility Easement.

The existing site drains both to the North and South. The majority of the site flows to the North into the swale which flows Easterly into two 18" pipes under the gravel drive. The swale then continues Easterly and Southerly around the East adjoining parcel and outlets into the main swale the flows Easterly along International Drive. Included in this report is an Overall Basin map of what flows to the two 18" pipes. As shown on an enclosed aerial map, there is approximately 5.7 acres of runoff flowing to the pipes. The remaining site flows Southeasterly into a concrete swale which flows Southerly and outlets into the same swale along International Drive.

#### **Proposed Site Conditions**

The proposed site is a parking lot for the employees of the GMI building to the East and also for the building to the Northeast. As in the existing condition, the majority of the proposed parking lot's stormwater runoff will flow Northerly into the regraded swale. The design will divert some of the runoff that flowed southerly to flow Northerly. The small portion that follows Southerly will continue to flow into the concrete swale to the Southeast of the parking lot.

The drainage calculations included in this report will show slight increases in the runoff due to the parking lot adding impervious area. The parking lot will be curbed on all sides except of the most Northern edge and Southern edge to allow the drainage to sheet flow off into the grass.

The runoff flowing to the north will sheet flow into the regraded swale and continue on and around to the swale along International Drive. There is no detention being proposed due to the surrounding sites' elevations. The low slope of the swale will allow for some storage of runoff. The entire area is very flat and the buildings are not built up enough to provide any detention. The finish floor of the existing GMI building is less than 1 foot higher than the 18" pipes that flow under the drive. If the pipes were choked down to provide detention, the water would start flowing towards the building after it gets to be about 0.5 foot deep. The water would also back up onto the adjoining property to the North at these same elevations. There is also the condition of over 5 acres of land to the West draining through these pipes that would also make it very hard to provide detention. There is no way to make this drainage bypass these pipes.

Therefore, we would like to respectfully request that detention requirements be waived for this parking lot expansion. The slight increases of runoff to the 2 different basins should add no flooding affect to the area.