



CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ENGINEERING
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Plan Commission Staff Report

To: Plan Commission Members
From: Joanna Myers, Senior Planner
Date: April 15, 2015
Re: Case PC 2015-08 (PUD – Conceptual Plan): Southgate Park

REQUEST:

Case PC 2015-08 (PUD – Conceptual Plan)...Southgate Park. A request by TKE of Franklin College Inc. to approve the PUD Conceptual Plan for 11.905 acres. The subject property is located at on the south side of Park Avenue approximately 800 feet east of Fleetwood Lane. The property is currently zoned RS-1 (Residential: Suburban One).

CURRENT ZONING:

Residential: Suburban One (RS-1) - Lot Standards

Min. lot area: 15,000 sq.ft.	Min. front yard setback: 20 ft (local) 30 ft (collector) 50 ft (arterial)
Maximum lot area: not applicable	
Min. lot width (at front setback): 100 feet	Min. side yard setback: 10 feet
Maximum lot coverage: 50%	Min. rear yard setback: 25 feet
Minimum living area: 1,800 sq.ft.	

Surrounding Zoning:

North: RS-1 (Residential: Suburban One)
 South: RSN (Residential: Suburban Neighborhood)
 MXN (Mixed Use: Neighborhood Center)
 East: RS-1 (Residential: Suburban One)
 West: RSN (Residential: Suburban Neighborhood)

Surrounding Land Use:

North: Grizzly Park/Agriculture/Residential
 South: Residential
 East: Residential/Agricultural
 West: Residential

PROPOSED ZONING:

Planned Unit Development (PUD)

1. The intent of the PUD zoning district is to provide greater design flexibility in the development of land when consistent with the Comprehensive Plan and intent of the Zoning and Subdivision Control Ordinance. Planned Unit Development regulations are intended to encourage innovations in land development techniques so that unique opportunities and circumstances may be met with greater flexibility. Planned Unit Developments should be used to address unique environmental concerns, provide a unique mix of land uses, and implement the Comprehensive Plan in way not considered by the established zoning districts. A PUD should not be used if the proposed development can be created using established zoning districts.

2. In this proposal, PUD development standards would be defined for the development of the 11+ acres for a subdivision of up to six (6) lots. The TKE fraternity house is proposed to be constructed as the first phase of development. The development of the remaining acreage would occur at the time when market demands. Until such time, the remaining acreage is proposed to remain in crop production.

CONSIDERATIONS:

1. The PUD Conceptual Plan application includes the following documentation: (1) site description; (2) vicinity map; (3) common holdings map; (4) existing site conditions– including built features, easements, natural features (including floodplain), utilities, historic features, and topography; (5) proposed development – including street systems, land uses, open space, landscaping, natural features, historic features, written commitments, covenants, and drainage with supporting exhibits.
2. Refer to the Southgate Park Conceptual PUD Plan (attached) for an in depth explanation of the proposal.
 - a. Proposed land uses are identified on pg. 13 with landscaping and other development standards discussed on pgs.14-16.
 - b. Exhibit B – Proposed Site Plan
3. The Technical Review Committee reviewed the petition at their April 2, 2015 meeting. A revised PUD Conceptual Plan was submitted April 13, 2015.
4. The 2013 Franklin Comprehensive Plan, Land Use Plan, identifies this area as Large-Lot Suburban Residential. “Large-lot suburban residential areas are intended to include primarily single family detached residences. Other uses in small-lot suburban neighborhoods may include neighborhood and community parks and neighborhood-scale churches and schools. These neighborhoods are distinguished from small-lot suburban residential areas by their comparatively larger lot size and setbacks and lower density. A diversity of home sizes and designs is encouraged in these areas. Also encouraged is the occasional incorporation of accessory residences. In all cases, the design features of each home should provide materials, a scale, and other design elements that promote consistency in the neighborhood.”

PUD PROCESS:

1. The purpose of the PUD Conceptual Plan stage of the PUD process is to provide a formal opportunity for the applicant and the Plan Commission to discuss the general elements of the proposed PUD. The Conceptual Plan prepares the Plan Commission for future discussion of details and minimizes the risk incurred by the applicant in creating the Detailed Plan.
2. The PUD Conceptual Plan application materials are reviewed by staff, followed by the Technical Review Committee. The Plan Commission then holds a public hearing regarding the PUD Conceptual Plan. Upon review, Plan Commission shall approve, approve with modifications, deny, or continue the Conceptual Plan application.
3. Assuming the Conceptual Plan moves forward, the applicant will prepare detailed development standards (PUD - Detailed Plan), which will be reviewed by staff, followed by the Technical Review Committee. The Plan Commission will then hold a public hearing for the Detailed Plan and will forward the Detailed Plan to City Council with either a favorable recommendation or unfavorable

recommendation. The Plan Commission can also continue the application. The City Council will hold a public hearing and vote on the proposed Detailed Plan.

4. Plan Unit Developments are required to comply with the City of Franklin Subdivision Control. The Zoning Ordinance states that “In no instance shall the approval of a PUD be interpreted as waiving or modifying any Subdivision Control Ordinance or Site Development Plan processes.”
5. The primary plat for the subdivision and site development plan can be submitted and reviewed concurrent with the PUD – Detailed Plan. The applicant has indicated that they would most likely submit the primary plat and site development concurrent with the PUD – Detailed Plan.

PLAN COMMISSION ACTION:

The Plan Commission may either *approve*, *approve with modifications*, *deny*, or *continue* the PUD – Conceptual Plan.