



CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT › DEPARTMENT OF ENGINEERING
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Plan Commission Staff Report

To: Plan Commission Members
From: Joanna Myers, Senior Planner
Date: October 9, 2012
Re: Case PC 2012-14 (PP)

REQUEST:

Case PC 2012-14 (PP)...Franklin Business Park, Lot 1. A request for approval of a Preliminary Plat of a one (1) lot industrial subdivision, a waiver request in regard to passing blister and a waiver request from the placement of street trees. The subject property is located at 1725 N. Graham Road and is located in an Industrial: General (IG) zoning district.

ZONING:

Lot Standards – Industrial: General (IG)

Min. lot area: 2 acres
Maximum lot area: N/A
Min. lot width (at front setback): 100 feet
Maximum lot coverage: 85%

Min. front yard setback (Collector): 50 feet
Min. side yard setback: 50 feet
Min. rear yard setback: 50 feet

Surrounding Zoning:

North: IG, Industrial: General
South: IG, Industrial: General
East: IG, Industrial: General
West: IN, Institutional & RSN, Residential: Suburban

Surrounding Land Use:

North: REXAM
South: Agriculture
East: Electrospec
West: Franklin Memorial Christian Church
& Single-family residential

CONSIDERATIONS:

1. Preliminary plat approval of a one (1) lot industrial subdivision at 1725 N. Graham Road. The proposal is to subdivide industrial property for the construction of a spec building. See attached preliminary plat.
2. The Thoroughfare Plan for the City of Franklin has classified Graham Road as a Primary Collector Street.
3. The Technical Review Committee reviewed the project at their September 27, 2012 meeting. Revised construction plans and drainage report were submitted October 8, 2012 for review.
4. The site development plan for the construction of the 51,340 sq.ft. spec building is being reviewed concurrently with the preliminary plat to ensure that all necessary easements are provided for.

5. An offsite drainage easement is required to be obtained along the south side of the subject property from Graham Road to Commerce Parkway. The necessary easement should include all offsite improvements within the easement limits and be recorded prior to recording the final plat. This should be listed as a condition of approval, if granted.
6. The petitioner is requesting a waiver from the passing blister requirement (Article 6.5(H)(2)) due to the uncertainty of the building occupant and amount of traffic to be generated.
7. The drive is proposed to be in alignment with the existing drive to the church on the west side of Graham Road.
8. The petitioner is requesting a waiver from the street tree requirements (Article 6.15) along Graham Road due to physical limitations of the location of existing utilities within the right-of-way.
9. Article 6.15 of the Subdivision Control Ordinance states that one (1) street tree shall be planted for every 35 feet of street frontage or fraction thereof and may be planted either in the right-of-way or within 5 feet of the right-of-way within a street tree easement.
10. The subject property has 859.22 ft. of street frontage, resulting in a total of 25 street trees required.
11. According to Article 7.17 of the Zoning Ordinance, the subject property is required to provide landscaping along Graham Road meeting Buffer Yard Type 2 and Buffer Yard Type 3 due to the existing zoning of Institutional and Residential: Suburban Neighborhood on the west side of Graham Road. A total of 84 trees (56 evergreen & 28 deciduous) are proposed adjacent to the right-of-way. See the attached landscape plan for proposed landscaping.
12. The 2002 Franklin Comprehensive Plan, Land Use Plan, identifies this area as Manufacturing. "Manufacturing areas are intended to accommodate large scale businesses that produce finished products from raw materials. Uses in these areas may include product manufacturers, as well as any related warehousing and offices. Manufacturing areas may include facilities that involve emissions or the outdoor storage of materials and finished products. These two factors are the primary distinction between manufacturing areas and light industrial areas."
13. The Comprehensive Plan also identifies the policy to maintain industrial standards by maintaining the high standards for industries which have located in Franklin by promoting the development of industrial areas which include unique/simple design features, trees and landscaping, appropriate scaled signs, and appropriate infrastructure.

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. **Public Welfare:** 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.

CRITERIA FOR DECISIONS (PRELIMINARY PLAT):

In taking action on Preliminary Plat requests of a minor subdivision, the Plan Commission shall use the decision criteria outlined in Article 3.2(E)(2) of the City of Franklin Subdivision Control Ordinance.

1. **Subdivision Control Ordinance Requirements:** The consistency of the proposed Preliminary Plat with the requirements of the Subdivision Control Ordinance;
2. **Zoning Ordinance Requirements:** The consistency of the proposed Preliminary Plat with the standards of the zoning district in which it is located; and
3. **Other Requirements:** The consistency of the proposed Preliminary Plat with any other applicable standards.

The Plan Commission may 1) approve, 2) approve with conditions, 3) deny, or 4) continue the petition to the next regularly scheduled Plan Commission meeting. In order to make a motion to deny, the petition must not meet the specific requirements of the Subdivision Control Ordinance or Zoning Ordinance.

Following approval of the Preliminary Plat, the petitioner shall submit Final Plat & Construction Plans for review and approval as outlined in the Subdivision Control Ordinance.