



# 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:** December 10, 2013

**Re:** Case PC 2013-30 (SPR): Johnson County Central Dispatch Building

### REQUEST:

**Case PC 2013-30 (SPR)...Johnson County Dispatch Building (waiver).** A request for approval of waiver request from all drainage requirements. The subject property is located at 1081 Hospital Road and is located in the Institutional (IN) zoning district.

### ZONING:

#### Surrounding Zoning:

North: IN (Institutional)  
South: IN (Institutional)  
East: IN (Institutional)  
West: RMH (Residential: Manufactured Home )

#### Surrounding Land Use:

North: Johnson Memorial Hospital  
South: Blue Heron Park/Windstar  
East: Highway Department/Church  
West: Countryview Mobile Home Park

### CONSIDERATIONS:

1. Johnson County is proposing to construct a 70' x 116' building to serve as the Johnson County Central Dispatch Office. A total of 20 parking spaces will be provided and will be served by asphalt drives interior to the site.
2. The proposed structure and parking will be located on the southwestern portion of the property that the Sheriff's Office, Jail, Detention Center, and Highway Department are located.
3. It will be located immediately to the south of the jail and to the west of the shooting range.
4. The southeastern portion of the site is wooded and within the floodway of Young's Creek. The proposed construction will not be located within any portions of the floodway or special flood hazard area.
5. The site plan was reviewed by the Technical Review Committee on November 27, 2013 and forwarded to the Plan Commission for review of the waiver request.
6. A revised site plan was submitted by the petitioner on December 3, 2013 (attached) and appears that all comments have been met.

**WAIVER REQUESTS:**

1. Article 6.19: Drainage Requirements of the Subdivision Control Ordinance outlines the requirements that need to be met with any institutional site development plan.
  - a. Staff Comment – Due to the proximity to the floodway, it is not advisable to store storm water within an area that would be inundated with flood waters.

**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.