



## 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:** November 9, 2019

**Re:** Case PC 2018-33 (R): Bastin Logan Rezoning

### REQUEST:

**Case PC 2018-33 (R)...Bastin Logan Rezoning.** A request by Bastin Logan Water Services, Inc. to rezone approximately 3 acres from IG (Industrial: General) to IBD (Industrial: Business Development). The subject property is located at 1050 N. Hurricane Road (Lot 2 – Bastin Logan Subdivision).

### ADJACENT PROPERTIES:

#### Surrounding Zoning:

North: IG (Industrial: General)  
IBD (Industrial: Business Development)  
South: IG (Industrial: General)  
East: IBD (Industrial: Business Development)  
West: IG (Industrial: General)

#### Surrounding Land Use:

North: United Pipe & Steel Corp.  
Vacant Industrial  
South: Bastin Logan Water Services, Inc.  
East: Vacant Industrial  
Greenwood Moving & Storage  
West: Crop Production Services

### CURRENT ZONING:

The “IG”, Industrial: General zoning district is intended to provide locations for general industrial manufacturing, production, assembly, warehousing, research & development facilities, and similar land uses. This district is intended to accommodate a variety of industrial uses in locations and under conditions that minimize land use conflicts. This district should be used to support industrial retention and expansion in Franklin.

#### Lot Standards – Industrial: General (IG)

Min. lot area: 2 acres	Min. front yard setback: 50 feet
Maximum lot area: N/A	Min. side yard setback: 50 feet
Min. lot width (at front setback): 100 feet	Min. rear yard setback: 50 feet
Maximum lot coverage: 85%	

### PROPOSED ZONING:

The “IBD”, Industrial: Business Development zoning district is intended to provide locations for small scale manufacturing, construction, production, and assembly uses, as well as other light industrial uses. This district is specifically intended to provide appropriate setbacks and standards for small-scale businesses, entrepreneurial operations, start-up businesses, and similar operations.

### **Lot Standards – Industrial: Business Development (IBD)**

Min. lot area: 22,000 sq.ft.

Maximum lot area: 5 acres

Min. lot width (at front setback): 100 feet

Maximum lot coverage: 75%

Min. front yard setback: 25 ft (local) 50 ft (collector)

Min. side yard setback: 25 feet

Min. rear yard setback: 25 feet

### **CONSIDERATIONS:**

1. Bastin Logan Water Services is requesting that the undeveloped property located at 1050 N. Hurricane Road be rezoned to IBD for future development. The site is located on Lot 2 of Bastin Logan Subdivision. See attached plat.
2. A copy of the Land Use Table is attached outlining the uses per zoning district.
3. The property was recently platted with the more restrictive lot standards applied (IG). Lot 2 will still be compliant with the IBD lot standards.

### **COMPREHENSIVE PLAN - 2013**

1. The 2013 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.”
2. Chapter 6 – Land Use identifies the need to expand the City’s existing industrial zoned land inventory and states that the “land does not have to be completely developed but should at least be zoned appropriately to protect it from competing uses.”
3. The 2013 Comprehensive Plan set five Land Use Goals; Land Use Goal 4 is as follows: “Ensure that Franklin has an adequate supply of appropriately located industrial land ready for development.”

### **CRITERIA FOR DECISIONS – REZONING:**

In taking action on rezoning requests, the Plan Commission shall pay reasonable regard to the decision criteria outlined in Article 11.6 (I) of the City of Franklin Zoning Ordinance.

1. *Comprehensive Plan: The City of Franklin Comprehensive Plan and any other applicable, adopted planning studies or reports.*

#### **Staff Finding:**

The long term land use plan of the 2013 Comprehensive Plan identifies the need to have an adequate supply of appropriately located industrial land. The subject site is within an area that is currently zoned both IG and IBD and provides the opportunity for a diverse industrial area.

2. *Current Conditions: The current conditions and the character of current structures and uses in each district.*

#### **Staff Finding:**

The properties located to the north and east of the subject property are currently zoned IBD and are currently developed in an industrial nature. The property to the east was annexed in 2017 and maintained the IBD zoning.

**3. *Desired Use: The most desirable use for which the land in each district is adapted.***

**Staff Finding:**

The property is immediately adjacent to other industrial properties and is a logical expansion of the existing IBD zoning for a parcel of its size.

**4. *Property Values: The conservation of property values throughout the City of Franklin's planning jurisdiction.***

**Staff Finding:**

The rezoning request should not affect property values as it is currently zoned industrial. Future development of the site should increase the property value of the area.

**5. *Responsible Growth: Responsible growth and development.***

**Staff Finding:**

The City's current inventory of industrial zoned properties needs to be maintained and expanded to promote additional growth and expansion of the tax base and provide additional job opportunities for the community.

In the rezoning process, the Plan Commission has the authority to review the provisions of the Comprehensive Plan and the Zoning Ordinance. Plan Commission action (either *favorable, unfavorable, or no recommendation*) is a recommendation to the City Council, which takes action on the rezoning petition.

**STAFF RECOMMENDATION – REZONING:**

Based on the criteria for decisions above, staff recommends a *Favorable Recommendation, to include the zoning commitments offered by the petitioner*, be forwarded to the Franklin City Council rezoning the property to IBD (Industrial: Business Development).

## 3.2 Land Uses

- C. **Subdivision of Land:** The subdivision of land in every zoning district shall be consistent with the provisions of the applicable subdivision control ordinance for the jurisdiction in which the property is located.
- A. **Land Uses Specified:** Each land use is either a permitted, non-permitted or a special exception use in each zoning district. A general list of permitted and special exception uses for each district are noted in the "Permitted Uses" and "Special Exceptions" columns accompanying the description of each district in this Article. Specific land uses within each general category are listed in the Land Use Matrix that begins on this page.
- B. **Unlisted or Questionable Land Uses:** Any use not listed as a permitted use or special exception use is considered non-permitted. The Planning Director may determine into which category any questionable use is placed if it is not specifically listed but is similar to another use that is a permitted or a special exception use. This determination may be appealed to the Board of Zoning Appeals consistent with the provisions of Chapter 11.5 for Appeals of Administrative Decisions.
- A. **Lot Standards Established:** The lot standards for each zoning district shall be as specified in the description of each district in this Article. Lot standards shall include, but not be limited to, front yard setback, side yard setback, rear yard setback, lot area, lot width, lot frontage, lot depth, height, living and ground floor areas, primary structures, and lot coverage. A summary of the lot standards is provided in the table below:

### See Also:

Chapter 11.5,  
Appeals of Administrative  
Decisions

Primary Land Use		Zoning District															
P	Permitted Use	A	RR	RSN	RS 1,2,3	RTN	RT 1,2,3	RM	RMH	MXD	MXN	MXC	MXR	IN	IBD	IL	IG
S	Special Exception Use																
Agriculture Uses																	
agricultural product sales, distribution, & storage facility																	
fertilizer sales, distribution, & storage																	
seed sales, distribution, & storage																	
farm co-op. facility																	
animal boarding/stables (excluding kennels)																	
farm (confined feeding)																	
farm (general)																	
farm dwelling																	
grazing & pasture land																	
livestock raising & breeding																	
crop production																	
crop processing & storage (materials produced on-site)																	
farm equipment sales and service																	
farmer's market																	
greenhouse (commercial)																	
livestock auction/sales facility																	
winery																	

## 3.2 Land Uses (cont.)

Primary Land Use <div><div>P</div> Permitted Use <div>S</div> Special Exception Use</div>	Zoning District														
	A	RR	RSN	RS 1,2,3	RTN	RT 1,2,3	RM	RMH	MXD	MXN	MXC	MXR	IN	IBD	IL

Communications/Utilities Uses																
communication service exchange									S			S	P	P	P	P
public wellfield/water treatment facility	P	P											P			
sewage treatment plant													P			
telecommunications facility/tower	P								S		S	S	S	P	P	P
utility substation											S	S	P	P	P	P
water tower	P	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P

Park Uses																
campground/RV park	S															
driving range (as a primary use)											S	S	S			
golf course and/or country club (including driving range)	P	P	P	P	P	P	P						S			
nature preserve/center	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
park and/or playgrounds (including athletic facilities)	P	P	P	P	P	P	P	P	P	P	P	P	P			

Residential Uses																
bed and breakfast facility	S	S			S	S			S	S	S	S				
boarding house	S	S							S		S	S	S			
mobile home / manufactured home park								P								
dwelling, multi-family (more than 2 dwelling units)					S	S	P		S		S	S				
dwelling, secondary (on upper floors of other use)							P		P	P	P	P				
dwelling, single-family (includes manuf. home types I & II)	P	P	P	P	P	P	P	P								
dwelling, two-family					S	S	P									
fraternity/sorority house							S						S			
nursing/assisted living facility							P		S		S	S	P			
residential facility for the developmentally disabled type I		P	P	P	P	P	P	P	S	S	S	S	P			
residential facility for the developmentally disabled type II							P		S		S	S	P			
residential facility for the mentally ill		P	P	P	P	P	P	P	S	S	S	S	P			
retirement facility							P		S		S	S	P			

Institutional/Public Uses																
airport	S												S	S	S	S
animal shelter	P												S	S	S	
cemetery	S	S											P			
church or other place of worship	P	P	S	S	S	S	S	S	P	S	S	S	P			
community center		S	S	S	S	S	S	S	P	S	P	P	P			
day-care center									P	P	P	P	P	S	S	S
fairgrounds	P												P			
funeral home									P		P	P				
government facility (non-office)	S												P	S	S	S
government office									P		P	P	P			
heliport	S	S											S	P	P	P
hospital/medical center												P	P	P		
institution for the developmentally disabled/mentally ill						S			S		S	S	P			
library									P	P	P	P				
lodge or private club									P	P	P	P				
medical clinic									P	P	P	P	P	P	P	P
museum or gallery									P	S	S	S	P			
parking lot or garage (as a primary use)									P	S	P	P				
penal or correctional institution	S												S	S	S	S
police, fire, or rescue station	P	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P
post office									P	S	S	S	P			
school (P-12)			S	S	S	S	S	S	S	S	S	S	P			
trade or business school									P		P	P			P	P
university or college									S		S		P			



## 3.2 Land Uses (cont.)



Primary Land Use		Zoning District															
<div><div>P</div><div>Permitted Use</div></div>		A	RR	RSN	RS 1,2,3	RTN	RT 1,2,3	RM	RMH	MXD	MXN	MXC	MXR	IN	IBD	IL	IG
<div><div>S</div><div>Special Exception Use</div></div>																	

Zoning Districts

Commercial Uses																
adult uses																P
auto-oriented uses (small scale)																
gas station											P	P				
car wash																
auto-oriented uses (medium scale)																
auto repair and body shop											P	S		S		
vehicle detailing/accessory shop																
oil change shop																
auto-oriented uses (large scale)																
automobile/motorcycle sales and service											P	P				
recreational vehicle sales and service																
mass transit terminal/station (excluding a public bus stop)									S		S	S				
conference center									P		P	P	S	P	P	P
data processing / call center									P		S	P		P	P	P
fireworks sales (permanent)											S	S				
health spa	S								P		P	P				
hotel									P		P	P				
kennel	P	S											S	S	S	
liquor store									P		P	P				
mobile/manufactured home sales												S				
office uses																
administrative/professional office																
bank/financial institution																
medical/dental office																
radio/TV station									P	S	P	P				
veterinary office/animal clinic (without outdoor kennels)																
print shop/copy center																
business/financial services office																
investment firm																
employment service																
personal service uses																
barber/beauty shop																
dry cleaners (retail)																
photographic studio																
self-service laundry									P	P	P	P		P		
shoe repair/tailor shop																
dance or martial arts studio																
gymnastics center																
tanning salon																
fitness center																
recreation uses (small scale)																
billiard room or arcade																
night club									P	S	P	P		S		
microbrewery/brew-pub																
bar																

## 3.2 Land Uses (cont.)

Primary Land Use <div><div>P</div> Permitted Use</div> <div><div>S</div> Special Exception Use</div>	Zoning District															
	A	RR	RSN	RS 1,2,3	RTN	RT 1,2,3	RM	RMH	MXD	MXN	MXC	MXR	IN	IBD	IL	IG
Commercial Uses																
recreation uses (medium scale)																
bowling alley																
theater																
banquet or assembly hall																
miniature golf course																
shooting/archery range (indoor)																
skating rink/swimming pool																
recreational uses (large scale)																
seasonal hunting or fishing facility																
shooting range (outdoor)																
restaurant																
retail uses (small scale)																
video/music store																
art or photo gallery																
bakery (retail)																
deli																
flower shop																
gift shop																
news dealer/bookstore																
stationary shop																
ice cream shop																
convenience store (without gas station)																
jewelry store																
antique shop																
meat market																
retail uses (medium scale)																
craft/fabric store																
apparel/footwear store																
record/CD/musical instrument shop																
sporting goods shop																
pharmacy																
grocery store																
garden shop																
variety store																
auto parts sales (without on-site repair)																
building finishes shop (paint, carpet, wallpaper, etc.)																
repair services (small appliances, jewelry, alterations, etc.)																
pet store																
retail uses (large scale)																
auction facility (excluding livestock)																
supermarket																
department store																
shopping mall																
hardware store																
home electronics/appliance store																
office supply store																
building supply store																
retreat center																
truck stop / travel center																



## 3.2 Land Uses (cont.)



Primary Land Use P Permitted Use S Special Exception Use	Zoning District															
	A	RR	RSN	RS 1,2,3	RTN	RT 1,2,3	RM	RMH	MXD	MXN	MXC	MXR	IN	IBD	IL	IG

Industrial Uses																
agricultural products terminal	P															P
animal & animal products processing																S
boat/RV storage facility (outdoor)														P	S	
concrete/asphalt production facility																S
contractor's warehouse/storage facility														P	P	
dry cleaners (commercial)															P	P
food & beverage production														P	S	P
general industrial production														P		P
manufacturing facility																
fabrication facility																
hazardous materials production																
bottle gas storage & distribution																S
explosive manufacturing and storage																
petroleum and chemical processing and storage																
light industrial assembly & distribution																
packaging facility														P	P	P
assembly facility																
printing/publishing facility																
light industrial processing & distribution																
lumber yard												S		P	P	P
tool and dye shop																
mineral extraction and processing	P	S														
mini-warehouse self-storage facility														P	P	
power generation facility (commercial)	S														S	P
research and development facility														P	P	P
truck freight terminal															S	P
truck sales & service center															S	S
warehouse & distribution facility														P	P	P
wholesale facility														P	P	
waste disposal facility																
incinerator																
junk/scrap metal yard																S
sanitary landfill																
refuse dump / transfer station																
inoperable vehicle storage																

Zoning Districts