



CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ENGINEERING

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BZA Staff Report

To: Board of Zoning Appeals Members

From: Alex Getchell, AICP, Senior Planner

Date: May 31, 2019

Re: Case ZB 2019-08 (V) Tippmann Realty Partners / Interstate Warehousing

REQUEST:

Case ZB 2019-08 (V)...Tippmann Realty Partners / Interstate Warehousing. A request for a developmental standards variance from the City of Franklin Zoning Ordinance, Article 7, Chapter 2, Height Requirements, to exceed the maximum permitted height, to be allowed up to 130 feet, at 700 Bartram Pkwy, in the IL: Industrial, Light zoning district.

PURPOSE OF STANDARD:

The “IL”, Industrial: Light zoning district is intended to provide locations for light production, assembly, warehousing, research & development facilities, and similar uses. This district is intended to accommodate only industrial uses that are completely contained within structures and do not involve the outdoor storage of materials or the release of potential environmental pollutants. This district should be used to support industrial retention and expansion in Franklin.

CONSIDERATIONS:

Project Details

1. Petitioner has submitted site development plans for the construction of a 112,790 sq. ft. expansion to Interstate Warehousing, at 700 Bartram Pkwy, to include an Automated Storage and Retrieval System (ASRS) and a snow load bay on the south end of the existing facility.
[See [Exhibit A: PC 2019-09 \(SPR\) Site Plan](#) Rcv'd: 05/09/2019]
2. Petitioner has proposed a structure 125'-2" in height, as measured from lowest adjacent grade, which will house the ASRS. [See [Exhibit B: Exterior Elevation](#)]
3. The proposed 125'-2" tall structure for the ASRS would be approximately 135' x 615' in size; while the snow load bay would be approximately 48' x 615', and approximately 41'-6" in height.
[See [Exhibit C: Interior Elevation](#)]

Height Standards

4. According to Article 7, Chapter 2, Height Standards, industrial related storage tanks, mechanical equipment, and smokestacks may exceed the permitted height regulations by twofold (x2).
5. Staff has determined the ASRS qualifies as “industrial mechanical equipment” and may exceed the permitted height regulations by twofold (x2).

6. The maximum permitted height for primary structures located in the IL: Industrial, Light zoning district is 50 feet. Therefore, the maximum permitted height for industrial related storage tanks, mechanical equipment, and smokestacks is 100 feet.
7. *The petitioner is requesting approval to allow the maximum height of the above to be permitted up to 130 feet. This exceeds the permitted maximum by 30 feet.*
8. *Petitioner requests a maximum height of 130 feet, instead of the current building design of 125'-2", in order to ensure if any currently unforeseen rooftop mechanicals are necessary, or if minor modifications are made to the design, those could be accommodated without returning to the BZA.*

Comprehensive Plan & Zoning Ordinance

9. The 2013 Franklin Comprehensive Plan, Land Use Plan, identifies this area as Light Industrial. "Light industrial areas include a variety of employment and production facilities. Uses in this area may include warehouses, distribution centers, assembly facilities, technology centers, research and manufacturing facilities, professional offices. Light industrial areas are distinguished from manufacturing areas in that manufacturing areas focus on the manipulation of unfinished products and raw materials. Light industrial facilities generally do not produce emissions of light, heat, sound, vibration, or odor and are completely contained within buildings. Some limited outdoor storage of finished products may occur. Light industrial areas may also include facilities which are complimentary to their role as employment centers. Such uses would include day care centers, parks and recreation facilities, banks, dry-cleaners, and other facilities designed to provide goods and services to the employees in the area."
10. The definition of a practical difficulty, according to the 2004 City of Franklin Zoning Ordinance is: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is a situation where the owner could comply with the regulations within the Zoning Ordinance, but would like a variance from the Developmental Standards to improve his/her site in practical manner. For instance, a person may request a variance from a side yard setback due to a large tree that is blocking the only location that would meet the Development Standards for a new garage location
11. According to Article 2.5: A special exception or variance ceases to be authorized and is expired if the obtaining of an Improvement Location Permit, or the execution of the approval has not been completed within 1 year of the date the variance or special exception is granted. The variance or special exception shall also expire if the approved construction has not been completed and approved by the Planning Director as being consistent with all written commitments or conditions, the requirements of this Ordinance, and all applicable permits within 2 years of the date the approval is granted.

The surrounding zoning and land uses are as follows:

Surrounding Zoning:

North: IL, Industrial Light
 South: IL, Industrial Light
 East: IL, Industrial Light
 West: RT-1, Residential, Traditional 1

Surrounding Land Use:

North: Cooper Tire
 South: Agricultural
 East: Agricultural
 West: Interstate 65, Agricultural, SFR

CRITERIA FOR DECISIONS – DEVELOPMENT STANDARDS VARIANCE:

(The petitioner will need to address the Criteria for Decisions in their presentation**)**

In taking action on all special exception and variance requests, the Board of Zoning Appeals shall use the following decision criteria, consistent with the requirements of the Indiana Code. The Board may grant a special exception and a variance from development standards and limitations of this Ordinance if, after a public hearing, it makes findings of facts in writing (consistent with IC 36-7-4-918.5) that:

DECISION CRITERIA – DEVELOPMENT STANDARDS VARIANCE

- 1. General Welfare: The approval (will or will not) be injurious to the public health, safety, morals, and general welfare of the community.***

Staff Finding:

Staff finds that the approval of the variances will not be injurious to the public health, safety, morals, or general welfare of the community, as the additional height requested is directly related to a specific type of industrial process, an Automated Storage and Retrieval System (ASRS), which utilizes vertical storage to reduce floor area and increase storage density. Moreover, the portion of building that will be allowed to be at the proposed height, an area 135' x 615' in size, will only be ten percent, approximately, of the overall building length and area, as it currently exists.

- 2. Adjacent Property: The use and value of the area adjacent to the property included in the variance (will or will not) be affected in a substantially adverse manner.***

Staff Finding:

The use and value of adjacent properties will not be affected in an adverse manner as the petitioner also owns the property in closest proximity to the proposed building expansion on the southeast end of the existing facility. The subject property is immediately adjacent to Interstate 65 to the west and a wooded area to the northeast; therefore, approval of the proposed 30 additional feet of height will not substantially affect the use and value of any adjacent properties.

- 3. Practical Difficulty: The strict application of the terms of the ordinance (will or will not) result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.***

Staff Finding:

Petitioner should explain why the additional 25-30 feet in height is necessary and what practical difficulty would exist if they were strictly limited to the 100 foot height maximum.

Please Note: The City of Franklin Board of Zoning Appeals may impose reasonable conditions as part of its approval.

STAFF RECOMMENDATION – DEVELOPMENT STANDARDS VARIANCE

If the Board finds evidence to approve the variance, staff recommends the following condition(s):

- Approval is for a maximum height of 130 feet, measured from grade level at the lowest point of the base of the structure to the highest point of the structure, including all necessary appurtenances and roof-mounted mechanical equipment.