



CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ENGINEERING

70 E. MONROE STREET › FRANKLIN, INDIANA 46131 › 877.736.3631 › FAX 317.736.5310 › www.franklin.in.gov/planning

Plan Commission Staff Report

To: Plan Commission Members

From: Joanna Tennell, Senior Planner

Date: September 15, 2022

Re: Case PC-22-30 (PP): Stor-A-Lot Franklin

REQUEST:

Case PC-22-30 (PP)...Stor-A-Lot Franklin. A request by SALO2 LLC for approval of a primary plat for a one (1) lot industrial subdivision. The property is currently zoned IG (Industrial: General). The subject property is located on the east side of Graham Street and west side of Commerce Parkway, immediately north of 1565 Graham Street and opposite Bryant Drive.

ZONING:

Surrounding Zoning

North: IG (Industrial: General)
South: IG (Industrial: General)
East: IL (Industrial: Light)
West: IBD (Industrial: Business Development)
RSN (Residential: Suburban Neighborhood)

Surrounding Land Use:

North: Industrial
South: Industrial
East: Agricultural
West: Contractor's yard
Single-family residential

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.

CONSIDERATIONS:

1. The proposal is for a one (1) lot industrial subdivision for the construction of a new mini-warehouse self-storage facility for Stor-A-Lot.
2. The Technical Review Committee reviewed the petition at their August 25, 2022 meeting. Revised plans were received September 2, 2022 and all review comments have been addressed.
3. The Board of Zoning Appeals conditionally approved the use variance request and developmental standards variance request (ZB-22-6 UV/V) related to parking lot interior landscaping requirements at their August 3, 2022 meeting. See attached.

4. 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.”

CRITERIA FOR DECISIONS (PRIMARY PLAT):

In taking action on primary plat requests of a major subdivision, the Plan Commission shall use the decision criteria outlined in Article 4.2(F)(2) of the City of Franklin Subdivision Control Ordinance.

1. **Subdivision Control Ordinance Requirements:** The consistency of the proposed primary plat with the requirements of the Subdivision Control Ordinance;
2. **Zoning Ordinance Requirements:** The consistency of the proposed primary plat with the standards of the zoning district in which it is located; and
3. **Other Requirements:** The consistency of the proposed primary 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 primary plat, the petitioner shall submit Secondary Plat & Construction Plans for review and approval as outlined in the Subdivision Control Ordinance.

STAFF RECOMMENDATION:

Staff recommends *approval of the primary plat*.



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August 8, 2022

Stor-A-Lot Storage
Scott Mattingly
PO Box 1949
Martinsville, IN 46151

RE: Case ZB-22-6 (UV/V) | Stor-A-Lot Storage

Dear Mr. Mattingly:

On August 3, 2022, the Franklin Board of Zoning Appeals **approved** case ZB-22-6 (UV/V), a request for consideration of a Use Variance request to allow a mini-warehouse self-storage facility, in the IG: Industrial General zoning district, and a Developmental Standards Variance request from the City of Franklin Zoning Ordinance, to allow a reduction to the required parking lot interior landscaping, with the following conditions of approval:

Use Variance Conditions (a. through g.):

- a. Use variance approval is for a mini-warehouse self-storage facility use at the subject property. Until such time as construction of the development is complete and occupancy is granted, approval shall be limited to Stor-A-Lot Storage. After construction of the development is complete, approval runs with the property and is not limited to any specific ownership.
- b. Outdoor storage is prohibited (i.e. all personal items, cars, boats, motorcycles, recreational vehicles, trailers, box trucks, and similar).
- c. Waste is not permitted to be accumulated on-site.
- d. Storage units are prohibited from being used for general habitation, and specifically from being used as dwelling units, and from being used for office, retail, or any other similar business uses other than storage.
- e. Customers access to the site must be from the Graham Street side, only.
- f. A minimum of four (4.0) designated parking spaces are required to be provided on-site, outside of the gated area & near the kiosk, including one ADA compliant space.
- g. All applicable federal, state, and local permits/approvals are required; including, but not limited to, compliance with all building and fire codes.

Development Standards Variances Conditions (a. through e.):

- a. The total Parking Lot Interior Landscaping area must not be less than 800 sq. ft.
- b. All areas of the Parking Lot Interior Landscaping must utilize wood mulch for groundcover. Gravel, river rock, lava rock, stone, rubber and similar materials are prohibited.
- c. All other areas of the site not landscaped with hedges, walls, or trees shall be provided with grass or other similar ground cover.
- d. In lieu of the required parking lot interior landscaping area, additional landscaping being defined in addition to current perimeter landscaping requirements, of not less than 23,000 square feet shall be provided on the perimeter of the site, as approved by staff.
- e. Interior drives will be of light-colored concrete and not asphalt material.

If you have any questions regarding the approval, please contact our office at (317) 736-3631.
Respectfully,

A handwritten signature in black ink, appearing to read 'A. Getchell', with a stylized flourish at the end.

Alex Getchell, AICP
Senior Planner

Enclosures: Findings of Fact (ZB-22-6 “UV” & “V”)
Cc: File