



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 16, 2022
Re: Case PC-22-29 (PP): Paris Drive Park West Replat

REQUEST:

Case PC-22-29 (PP)...Paris Drive Park West Replat. A request by JART Properties, Inc. for approval of a primary plat for a 2 lot commercial subdivision. The subject property is located on the north side of Longest Drive and west of Paris Drive. The property is currently zoned Mixed Use: Regional Center (MXR) and Gateway Overlay (GW-OL).

ZONING:

Surrounding Zoning:

North: RSN (Residential: Suburban Neighborhood)
South: MXR (Mixed-use: Regional Center)
East: MXR (Mixed-use: Regional Center)
West: RSN (Residential: Suburban Neighborhood)

Surrounding Land Use:

North: Single-family residential
South: McDonald's
East: Hotel
West: Single-family residential

CURRENT ZONING:

The "MXR", Mixed Use: Regional Center zoning district is intended to provide locations for a variety of business and institutional land uses that either serve a regional market, or require convenient access to high-volume transportation routes. This district is intended to permit a mixture of compatible land uses in close proximity to appropriate transportation routes and other necessary infrastructure.

The intent of the Gateway Overlay (GW-OL) district is to require development at the City's entrances that is aesthetically consistent, responsive to development pressures, and proportional to the area's traffic management issues.

CONSIDERATIONS:

1. The proposal is to revise the previously approved primary plat for Paris Drive Park West (PC 2017-40). The original primary plat included 1 commercial lot (Fairfield Inn), a common area (pond), Block A (maximum of 3 lots) and Block B (maximum of 2 lots).
2. The current proposal combines Block A & Block B into a single lot (Lot 2) with the intent to develop a multi-family apartment structure, with four stories of apartments, carports and detached garages.

3. The Board of Zoning Appeals conditionally approved the special exception and developmental standards variance requests (ZB-22-3 SE/V) at their May 4, 2022 meeting. See attached.
4. The Technical Review Committee reviewed the petition at their August 25, 2022 meeting. Revised plans were received September 1, 2022 with the following review comments:
 - a. Add note to the plans per Johnson County Surveyor: This site plots by scale as being within a Regulated Watershed. Any and all site improvements within a regulated watershed are subject to review by The Johnson County Drainage Board. All tracts within a Regulated Drain Watershed are subject to assessments for Maintenance (IC 36-9- 27-44), and when practicable, Reconstruction (IC 36-9-27-51).
5. The 2013 Franklin Comprehensive Plan, Land Use Plan, identifies this area as Regional Activity Center. “Regional activity centers are intended to be similar to community activity centers, but on a scale that serves people outside of the immediate Franklin area. Regional activity centers are designed in recognition of Franklin’s role as a hub of commercial activity for some portions of Johnson County and its location along several major transportation routes. Regional activity centers are intended to provide for the goods and services needs of those passing through the Franklin area and traveling to Franklin for shopping and entertainment. Regional activity centers may include uses such as shopping centers, large-scale retailers and wholesalers, gas stations, hotels, and restaurants. Regional activity centers are designed to accommodate the needs of the automobile, however pedestrian travel should be integrated into this system through connections between individual businesses and with surrounding land uses.”

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 with the following conditions:*

1. Add note to the plans per Johnson County Surveyor: This site plots by scale as being within a Regulated Watershed. Any and all site improvements within a regulated watershed are

subject to review by The Johnson County Drainage Board. All tracts within a Regulated Drain Watershed are subject to assessments for Maintenance (IC 36-9- 27-44), and when practicable, Reconstruction (IC 36-9-27-51).

2. Lot 2 shall be limited to one drive cut on Longest Drive meeting minimum separation standards.



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May 11, 2022

JART Properties, Inc.
Rob Richardson
1037 W Jefferson St
Franklin, IN 46131

RE: Case ZB-22-3 (V) | JART Properties, LLC

Dear Mr. Richardson:

On May 4, 2022, the Franklin Board of Zoning Appeals **approved** case ZB-22-3 (SE/V), a request for a Special Exception Use, to allow a Multi-Family Residential Dwelling uses, and two Developmental Standards Variances from the City of Franklin Zoning Ordinance, 1.) Article 7, Chapter 3, to allow carports and detached garages as accessory structures in the MXR zoning district, and 2.) Article 5, Chapter 4, to allow the main entrance of the building to not face Longest Drive, in the Gateway Overlay District. A third variance request to exceed the maximum building height was withdrawn prior to the hearing. The following conditions were tied to the approvals, as outlined below:

Special Exception Conditions of Approval (a. – j.):

- a. Special Exception approval for a multi-family residential use is limited to, and runs with JART Properties, LLC, at the subject property.
- b. The total number of dwelling units shall not exceed the maximum number allowed based on the minimum parking requirements as required by the zoning ordinance.
- c. A minimum of two (2) off-street parking spaces are required to be provided per dwelling unit.
- d. A minimum of one-half (0.5) off-street parking space is required to be provided for each garage parking space provided on-site, rounded up.
- e. A minimum of one (1.0) off-street parking space is required per 250 sq. ft. of management/sales office space.
- f. A minimum of one (1.0) off-street parking space is required for each employee on-site during the largest shift, and for each business vehicle stored on-site.
- g. Handicap accessible parking spaces are required in accordance with Article 7, Chapter 10.
- h. Locations of carports to be about the western and northern parking areas, while the garages will be about the eastern parking area. Actual design to be in substantial compliance with the included exhibit dated "April 18, 2022 rev."
- i. If carports are utilized, at no point in time shall the carports be enclosed with any walls.
- j. Petitioner will provide a shrub hedge, mounding, or conifer trees that will screen the carports along the western and northern sides.

Variance Conditions of Approval (a. – g.):

- a. Maximum of four (4) Detached garage structures and a maximum of twenty-eight (28) garage parking spaces.
- b. Maximum of seven (7) carport structures.

- c. Locations of carports to be about the western and northern parking areas, while garages will be about the eastern parking area. Actual design to be in substantial compliance with the included exhibit dated "April 18, 2022 rev."
- d. Petitioner will provide a shrub hedge, mounding, or conifer trees that will screen the carports along the western and northern sides.
- e. At no point in time shall the carports be enclosed with any walls.
- f. All applicable parking requirements must be met, including number of spaces for dwelling units, garage units, management/sales office space(s), parking spaces for employees on largest shift, and parking spaces for all business vehicles stored on-site, as outlined by the Zoning Ordinance, Article 7, Chapter 10.
- g. All applicable federal, state, county, and local permits/approvals are required; including, but not limited to, compliance with all building, fire, and health codes.

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

Respectfully,



Alex Getchell, AICP
Senior Planner

Enclosures: Findings of Fact (ZB-22-3 "SE/V")
Cc: File