



## CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ENGINEERING

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# Plan Commission Staff Report

**To:** Plan Commission Members

**From:** Joanna Tennell, Senior Planner

**Date:** April 13, 2023

**Re:** Case PC-23-05 (PUD – Modification): Kingsbridge PUD

### REQUEST:

**Case PC-23-05 (PUD – Modification)...Kingsbridge PUD.** A request by Platinum Properties Management Company, LLC to amend the Kingsbridge PUD Detailed Plan to modify and further clarify the architectural standards related to the construction of single-family homes. The subject property is located west of US 31/Morton Street and south of Knollwood Farms.

#### Surrounding Zoning:

North: RSN (Residential: Suburban Neighborhood) and R-1 (Town of Whiteland)

South: MXC (Mixed Use: Community Center), A (Agriculture), and RT-1 (Residential: Traditional One)

East: MXC (Mixed Use: Community Center)

West: A (Agriculture) and RT-1 (Residential: Traditional One)

#### Surrounding Land Use:

North: Single-family residential

South: Agriculture & Church

East: Single-family residential  
Agriculture

West: Agriculture

### PROPOSED ZONING:

#### Planned Unit Development (PUD)

1. The intent of the PUD zoning district is to provide greater design flexibility in the development of land when consistent with the Comprehensive Plan and intent of the Zoning and Subdivision Control Ordinance. Planned Unit Development regulations are intended to encourage innovations in land development techniques so that unique opportunities and circumstances may be met with greater flexibility. Planned Unit Developments should be used to address unique environmental concerns, provide a unique mix of land uses, and implement the Comprehensive Plan in way not considered by the established zoning districts. A PUD should not be used if the proposed development can be created using established zoning districts.
2. In this proposal, PUD development standards are defined for the development of a mixed-use project that includes a variety of single-family homes, multi-family apartments, commercial outlots and a public park that would include amenities and a trail system. The proposed modification is to further clarify the architectural standards for the single-family residential portion only. The modifications are specifically related to garages, porches and use of materials.

## CONSIDERATIONS:

1. The PUD Detailed Plan application includes the following documentation: (1) site description; (2) common holdings map; (3) sewerage verification (4) existing site conditions– including built features, easements, topography, natural features (including floodplain), and historic features; (5) proposed development – including street systems, land uses, open space, landscaping, natural features, historic features, development requirements, written commitments, covenants, drainage with supporting exhibits, and project phasing.
2. The petitioner outlined the details of the request in the attached “Kingsbridge PUD Detailed Plan”. Amended portion is highlighted on Page 22 – labeled Page 17 of 29.
  - a. The current PUD Ordinance 2021-22: G(1)(j) - Residential Standards referenced Section 7.6, Part 2 of the Zoning Ordinance. See attached.
  - b. The proposed amendment to replace the above reads as follows:
    - i. **Entry Porches/Covered Entry:**
      1. The design and construction of all dwelling units shall include an entry porch used to access the main entrance meeting the requirements below or the alternative.
      2. Location: The entry porch shall be located either along the front façade or side facade, whichever is consistent with the main entrance location.
      3. Dimensions:
        - a. The length of the porch shall, at a minimum, equal 50% of the façade length on which it is located.
          - i. The measurement of the facade length shall exclude any portion occupied by the garage/storage area.
        - b. The entire length of the porch shall be a minimum of 4 feet in depth.
          - i. The measurement of the porch depth may include the brick veneer and support columns/posts.
      4. Enclosure: In no instance shall any required porch be enclosed by walls or screens. Each porch shall be covered by a roof that is integrated into the design of the structure.
    - ii. **Alternative:** If the above entry porch standards are not met, then the front façade must include a covered entry and meet one of the following requirements:
      1. Must consist of three separate exterior building materials; or
      2. The first floor, excluding gables, doors and windows, must consist of full brick with decorative accents of a different building material.
3. The proposed amendment is consistent with the elevations the petitioner presented as examples of the proposed single-family homes to the Plan Commission and City Council in 2021. The slides from the 2021 presentation are attached.
4. The 2013 Franklin Comprehensive Plan, Land Use Plan, identifies this area as Large-Lot Suburban Residential, Community Activity Center and Agricultural.

“Large-lot suburban residential areas are intended to include primarily single family detached residences. Other uses in small-lot suburban neighborhoods may include neighborhood and community parks and neighborhood-scale churches and schools. These neighborhoods are distinguished from small-lot suburban residential areas by their comparatively larger lot size and setbacks and lower density. A diversity of home sizes and designs is encouraged in these areas. Also encouraged is the occasional incorporation of accessory residences. In all cases, the design features of each home should provide materials, a scale, and other design elements that promote consistency in the neighborhood.”

The 2013 Franklin Comprehensive Plan, Land Use Plan, identifies this area as “Community activity centers area intended as areas of mixed land uses that provide gathering places and goods and services for the entire community. Community activity centers may include churches, schools, community parks, grocery stores, gas stations, shopping centers, offices, banks and restaurants. Community activity centers may also include residences located on the upper floors of otherwise commercial buildings. Community activity centers are generally located along major streets and at prominent intersections where they are readily accessible by people from throughout the community.”

The 2013 Franklin Comprehensive Plan, Land Use Plan, identifies this area as Agricultural. “Agriculture areas are generally located outside the current city limits in Franklin’s extended zoning jurisdiction. Existing agriculture areas within the city limits are prime locations for new development, consistent with the future land use plan map. Agricultural areas are intended to include traditional farming uses, in addition to agricultural products storage and distribution facilities (such as commercial grain elevators), stables, natural preserves, agricultural research facilities, and other animal husbandry and food production related activities.”

#### **PUD PROCESS:**

1. The purpose of the PUD Detailed Plan and Rezoning stage of the PUD process is to finalize the details of the proposed PUD, document those details, and obtain final PUD approval from the Plan Commission and Common Council.
2. The PUD Detailed Plan application materials are reviewed by staff, followed by the Technical Review Committee. The Plan Commission will then hold a public hearing for the PUD Detailed Plan and will forward the Detailed Plan to City Council with either a favorable recommendation or unfavorable recommendation. The Plan Commission can also continue the application. The City Council will hold a public hearing and vote on the proposed PUD Detailed Plan.
3. Plan Unit Developments are required to comply with the City of Franklin Subdivision Control. The Zoning Ordinance states that “In no instance shall the approval of a PUD be interpreted as waiving or modifying any Subdivision Control Ordinance or Site Development Plan processes.”

#### **PLAN COMMISSION ACTION:**

The Plan Commission may forward a *favorable recommendation or unfavorable recommendation to the Common Council* or *continue* the PUD – Detailed Plan.

#### **STAFF RECOMMENDATION:**

Staff recommends a *Favorable Recommendation* be forwarded to the Common Council to amend the PUD Ordinance as proposed.