

MINUTES

FRANKLIN CITY PLAN COMMISSION

February 21, 2023

Members Present

Joe Abban	Secretary
Suzanne Findley	Member
Janice Giles	Member
Debbie Gill	Member
Georganna Haltom	Member
John Kempinski	Vice President
Jim Martin	President
Irene Nalley	Member
Mark Richards	Member

Others Present

Lynn Gray	Legal Counsel
Joanna Tennell	Senior Planner II

Call to Order

Jim Martin called the meeting to order at 6:00 p.m.

Roll Call & Determination of Quorum

Pledge of Allegiance

Approval of Minutes

Swearing In

Lynn Gray swore en masse all intending to speak during the proceedings.

Report of Officers and Committees: January 26, 2023 – Joanna Tennell reported on two agenda items. The first was a site development plan for Plankers Storage Units. The property is located at 1661 Amy Lane. It is currently zoned IL (Industrial: Light), and they propose a series of mini-warehouses at the location. The second item will be heard this evening – Redwood Rezoning.

Old Business

None.

New Business

PC-23-1 (R): Redwood Rezoning – The petitioner is Redwood USA, LLC. They requested that 31.5 acres located at the northeast corner of Hurricane Road and Upper Shelbyville Road be rezoned from IBD (Industrial: Business Development) and IG (Industrial: General) to RM (Residential: Multi-Family). The petitioner offered a number of

commitments. The property went before the Plan Commission and City Council in 2017 when it was annexed in to the City of Franklin and zoned IBD (Industrial: Business Development) and IG (Industrial: General) at that time.

Attorney Russell Brown spoke to who Redwood is and the zoning commitments they were offering. There will no more than 156 single-story, multi-family units providing for a density of approximately five units per acre. Mr. Brown gave an overview of who Redwood USA is. They just entered their seventh state with over 15,000 units across those states and have been in business over 30 years. To date Redwood has never sold a development. They have 16 developments across Indiana, and this would be their third development in Johnson County. It is not an age-restricted community. Each unit is two beds, two baths with an attached two-car garage. Street designs are private streets with sidewalks. In this particular development, the sidewalk will be on both sides of the street. They will have public paths on the frontage for both Upper Shelbyville Road and Hurricane Road. The units will range in square footage from 1300-1700. Rents will run from \$1,600 to over \$2,100 per month. One of the included rezoning commitments was that there would be no floor plans less than 1,200 square feet. The commitments limit the maximum number of units, require the minimum square footage, require an attached garage, garage doors will be 16' wide, 22' driveways, and guest parking throughout the community at a ratio of one space per five units. There are two entrance points. One will be located off of Upper Shelbyville Road with the leasing office located as soon as you drive on to the property. A second entrance point will be on the west. They believe that the conceptual landscape plan meets the ordinance landscape requirements. One modification being worked on is an additional 25' buffer yard maybe required on some sides, but Redwood has a full setback on all sides as required by ordinance. They believe the project to be an appropriate in-fill development. The property is surrounded by some industrial, schools and another multi-family community. Redwood believes their development will add value to surrounding properties and not result in a negative impact. The development would be a small deviation from the comprehensive plan since the area calls for an industrial type use, but providing the buffering with the surrounding property uses, Redwood believes it is an appropriate deviation. There are a lot of challenges for dealing with flood plan and floodway. Their proposal deals with that in an appropriate way, preserving green space.

Mr. Martin opened a public hearing. Devin Clawson spoke representing Robert Clawson and the Hurricane Road industrial development on the property to the north. He was concerned about Redwood butting up against two properties that use heavy equipment and might generate possible noise complaints. He asked about the possibility of a fence to keep residents from walking on to their property and in to tenant buildings. He said they are not against the development, but it is an industrial park. He also asked about fencing between the properties. Joe Abban asked if there was to be elevation change between the properties. Gregory Thurman, vice president of acquisitions, responded that there is not significant elevation on that side and that it is relatively flat. He felt the noise from heavy equipment would pale in comparison to the bordering truck route on Eastview Drive. Ms. Tennell cited that in the zoning ordinance, where there are two zoning districts that need to be buffered, the requirement is a type three buffer yard with plantings. It states that one tree needs to be planted for every 20' along the adjoining property line and either a six-foot tall opaque fence, brick or stone wall, or a five-foot undulating mound planted with shrubs or a row of evergreen conifers should be provided. Ms. Gray explained that fences often become maintenance problems and trash collectors. The public hearing was closed.

Georganna Haltom asked if there is anything that shows the unit interiors. Attorney Brown provided photos to the commission and listed some interior and construction highlights. Irene Nalley asked if they were only going to have two entrances permanently. Mr. Brown reported that two entrances would be approved, and with private streets, that would cut down on cut through traffic. He added that more mature residents are typically not part of the workforce and not coming and going at high traffic times. Ms. Haltom asked if with their open concept, would there be room for wheelchairs. Mr. Brown identified on-grade entrance and street layout providing ease of access. She followed up with inquiring as to the marketing research they've done to determine there is a market for this age group. Ms. Haltom asked about property management. There is an onsite manager and also do their own maintenance. Ms. Gray asked if the zoning commitments are intended to be recorded and run with the land. Mr. Brown confirmed. Ms. Gray also highlighted that some items in the letter of intent did not translate over in to the commitments. She enumerated examples. Ms. Tennell explained that some items are already requirements in the zoning ordinance so not transferred from the letter of intent to the commitments. Ms. Gray suggested double

checking before it goes on to City Council. Suzanne Findley asked if there will be any upgrades to Upper Shelbyville Road with the added traffic. Mark Richards responded that any road improvements would be through site development plan review. That does not happen at the rezoning stage. Ms. Gray asked if the ordinance requires accel and decel lanes. Ms. Tennell confirmed.

Staff recommended a favorable recommendation be forwarded to the City Council with the Redwood Franklin rezoning commitments and items outlined in the letter of intent. Ms. Tennell presented the commitments covering maximum number of units, construction definitions, interior street details, subdivision entrance alignments, unit exterior requirements, elevations, lighting, paths and sidewalks and identification signage. (See attached PC Resolution 23-1.)

Ms. Gray asked if the streets need to be identified as private streets. Ms. Tennell responded that condition six could be modified to incorporate. Mark Richards clarified driveway length and vinyl siding thickness. Ms. Gray reiterated that the commitments will be recorded and run with the land. Ms. Tennell confirmed they would be attached to the PC resolution and forwarded to City Council. In the City Council ordinance, the same commitments or modified commitments would be attached pending that meeting.

Joe Abban made a motion for sending a favorable recommendation to City Council. Ms. Haltom seconded. Passed unanimously, 9-0.

Other Business

Adjournment

There being no further business, the meeting was adjourned.

Respectfully submitted this 18th day of April, 2023.

Jim Martin, President

Joe Abban, Secretary