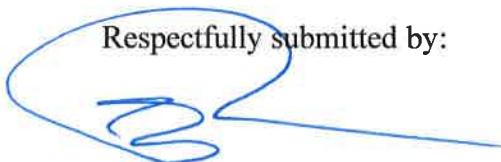


Attachment A:  
Findings of Fact for Special Exception  
Project: DF Property Holdings, LLC     Docket \_\_\_\_\_

The purpose of this application is to request a Special Exception, that will run with the land, allowing for construction of a proposed 13 3-story buildings, 312-unit apartment complex. Multi-family Dwellings are permitted as a Special Exception Primary Use under the current Mixed-use, regional center (MXR) zoning classification. The subject real estate is located in Thompson Commercial Subdivision, within the Gateway Overlay District (GWOL), adjacent to U.S. 31 and consists of approximately 21.17 acres of vacant ground (Parcel no. 41-05-34-031-005.000-009) ("Real Estate"). A recorded Warranty Deed demonstrating ownership, Affidavit & Consent of Property Owner, Concept Plan and renderings are filed with the application.

1.     **General Welfare:** The approval will not be injurious to the public health, safety, morals, and general welfare of the community as the Real Estate is well suited for the proposed multi-family development to serve as a transitional use from the commercial uses developed to the east along Sloan Dr. (NSK Precision America Inc. and Koenig Equipment Inc.) and the single-family uses, Northpointe, and others on and along the west side of US 31.
  
2.     **Development Standards:** The requirements and development standards for the requested multi-family use as prescribed by the Zoning Ordinance will be met with the exception of the variance application filed contemporaneously herewith, to allow for multiple primary structures.
  
3.     **Ordinance Intent:** Granting the special exception will not be contrary to the general purposes served by this Ordinance and will not permanently injure other property or uses in the same zoning district and vicinity because the proposed multi-family development will provide customers to the various retail establishments and restaurants in the area. In addition, the availability of a Special Exception shows compliance with the intent of the ordinance.
  
4.     **Comprehensive Plan:** The proposed use will be consistent with the character of the zoning district in which it is located and the Franklin Comprehensive Plan because, The City of Franklin Comprehensive Plan establishes that Multi-Family Residential areas are intended to provide high-density residential options located in close proximity to appropriate goods and services, transportation routes, parks and open spaces. The Real Estate is currently zoned MXR and Multi-Family is a permitted Special Exception Primary Use. The Real Estate and applicant's proposed development is therefore consistent with the Comprehensive Plan.

Respectfully submitted by:



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