



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: November 16, 2023

Re: Case PC-23-21 (PP): Franklin Gateway Development, Sec. 3 – Block A

REQUEST:

Case PC-23-21 (PP)...Franklin Gateway Development, Sec. 3 – Block A. A request by Franklin Gateway Development, LLC for approval of a revised primary plat of Block A and 0.26 ac. parcel to the west. The subject property is located on 7.2 acres west of I-65 and north of King Street. 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) & GW-OL
East: MXR (Mixed-use: Regional Center) & GW-OL
IL (Industrial: Light)
West: MXR (Mixed-use: Regional Center) & GW-OL

Surrounding Land Use:

North: Residential
South: Dentist & Commercial
East: Agriculture
Industrial
West: Burger King & Marathon

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 subdivide 7.20 acres into a maximum of 3 commercial lots to include underground detention and private interior drives.
2. The Plan Commission heard the original petition (PC 2018-14) and conditionally approved the primary plat on June 19, 2018 of an 8 lot commercial subdivision.

3. A modification of the primary plat (PC 2018-27) was reviewed and conditionally approved by the Plan Commission on October 16, 2018. The modifications included revising a setback line for the construction of the Hampton Inn dumpster enclosure and to include the portion of vacated Paris Drive within the boundary of the plat.
4. The initial primary plats proposed that Block A would be divided into 4 lots with a private street to be constructed running north-south.
5. After the City acquired the necessary right-of-way for the construction of the roundabout on Paris Drive, a 0.26 acre parcel was remaining and owned by Jart Properties. This parcel is located on the east side of the roundabout and is no longer contiguous with the larger development constructed by Jart Properties and is only contiguous to the Franklin Gateway Development property. See below.



6. The developers of Franklin Gateway Development purchased this remaining 0.26 acre parcel from Jart Properties in November of 2023 and will be including it within the overall boundary of the Franklin Gateway Development subdivision.
7. The current primary plat is proposing that Block A, with the addition of the 0.26 acre parcel, will be divided into 3 lots and will provide cross-connectivity from north-south by use of interior drive aisles located within an access, drainage and utility easement. Utilities are proposed to be located within the easement.
8. The Technical Review Committee reviewed the petition at their October 26, 2023 meeting. Revised plans were received November 2, 2023 and all comments have been addressed.
9. 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 condition:*

- 1 The edge of the existing private drive along the south boundary of Lot 5 will be curbed during the site development construction of Lot 5.