



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: March 15, 2024

Re: Case PC-24-04 (PUD Concept Plan): Innovation Park at Franklin College

REQUEST:

Case PC-24-04 (PUD – Concept Plan)...Innovation Park at Franklin College. A request by Franklin College to approve the PUD Conceptual Plan for approximately 250 acres. The subject property is located on the north side of Park Avenue/Greensburg Road and west of Umbarger Lane/CR 450 E. The property is currently zoned RS-1 (Residential: Suburban One) and RT-1 (Residential: Traditional One).

Surrounding Zoning:

North: PUD (Planned Unit Development)
RSN (Residential: Suburban Neighborhood)
RM (Residential: Multi-family)
South: Johnson County R-1 & R-2, Residential
East: Institutional
Johnson County R-2, Residential
West: PUD (Planned Unit Development)
Johnson County R-1, Residential

Surrounding Land Use:

North: Franklin College Athletic Fields
Single-family residential
Multi-family residential
South: Agriculture
East: National Guard Armory
Agriculture
West: Franklin College Athletic Fields
Single-family residential

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, the PUD Conceptual Plan outlines a development of a mixed-use project: residential, commercial, institutional, and industrial.

CONSIDERATIONS:

1. The PUD Conceptual Plan application includes the following documentation: (1) site description; (2) vicinity map; (3) common holdings map; (4) existing site conditions– including built features, easements, natural features (including floodplain), utilities, historic features, and topography; (5) proposed development – including street systems, land uses, open space, landscaping, natural features, historic features, written commitments, covenants, and drainage with supporting exhibits.
2. The petitioner outlined the details of the request in the attached “Conceptual Plan – Innovation Park at Franklin College Planned Unit Development (PUD)”.
3. The Technical Review Committee reviewed the petition at their January 25, 2024 meeting.
4. The 2013 Franklin Comprehensive Plan, Land Use Plan, identifies this area as Large-Lot Suburban Residential and Traditional Residential.

“Large-lot suburban residential areas are intended to include primarily single family detached residences. Other uses in large-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.”

“Traditional residential areas include both (1) existing neighborhoods which are extensions of the core residential areas and (2) new development which is consistent in character and design features with the existing traditional and core residential areas. Land use in traditional residential areas is dominated by single-family homes of a diversity of sizes and styles. Also included are isolated occurrences and small clusters of neighborhood-serving convenience businesses, neighborhood parks and open spaces, and neighborhood-scale churches and schools. Accessory residences and select two and multi-family residential structures may be maintained and incorporated into these areas subject to restrictions which ensure adequate parking and compatibility with the scale, function, and design features of the neighborhoods.”

PUD PROCESS:

1. The purpose of the PUD Conceptual Plan stage of the PUD process is to provide a formal opportunity for the applicant and the Plan Commission to discuss the general elements of the proposed PUD. The Conceptual Plan prepares the Plan Commission for future discussion of details and minimizes the risk incurred by the applicant in creating the Detailed Plan.
2. The PUD Conceptual Plan application materials are reviewed by staff, followed by the Technical Review Committee. The Plan Commission then holds a public hearing regarding the PUD Conceptual Plan. Upon review, Plan Commission shall approve, approve with modifications, deny, or continue the Conceptual Plan application.

3. Assuming the Conceptual Plan moves forward, the applicant will prepare detailed development standards (PUD - Detailed Plan), which will be reviewed by staff, followed by the Technical Review Committee. The Plan Commission will then hold a public hearing for the Detailed Plan and will forward the Detailed Plan to City Common 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 Detailed Plan.

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.

4. 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.”
 - a. Article 6.5(A)(3) of the Subdivision Control Ordinance states: “The street layout shall provide adequate vehicular access to all lots and within the subdivision, to any remaining tract, and to all adjacent undeveloped properties and stubbed streets.”
5. A primary plat for the subdivision can be submitted and reviewed concurrent with the PUD – Detailed Plan. Any waiver requests from the Subdivision Control Ordinance would be filed at that time.

PLAN COMMISSION ACTION:

The Plan Commission may either *approve, approve with modifications, deny, or continue* the PUD – Conceptual Plan.