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3939 Priority Way South Drive, Suite 200, Indianapolis, Indiana 46240

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DATE: July 1, 2022

PROJECT: Animal Clinic – Summary Statement and Site Description

ADDRESS: 2990 North Morton Road
Franklin, IN 46131

ENGINEER: Cripe

CRIFE PROJECT NUMBER: 210092-20000

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OWNER: SCF RC Funding IV, LLC
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TO: City of Franklin

An approximate 11,910.00 square foot two story building addition is proposed along the west side of the existing building at 2990 North Morton Street in Franklin along US 31. The existing building is 7,245.55 square feet for a total building square footage of approximately 19, 215.55 square feet. The single parcel site is approximately 2.96 acres containing an existing building with 41 parking spaces including two handicap spaces. A dumpster enclosure is on the southwest corner of the site and a 6' wood privacy fence encloses the northwest corner of the site.

The site is zoned MCX (Mixed Community Center) along with surrounding properties to the north, south and west. The property east of the US Highway 31 is zoned IG (Industrial General). A type 2 buffer yard along US 31 is required and shown. Side yard setbacks of 15 feet and a rear yard setback of 20 is shown. The site is in the Gateway Overlay District.



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The proposed building addition will be supported by 91 asphalt parking spaces including curbed landscape islands. A required asphalt drive connection with the bank property to the south is made. A drop-of/pick-up for clients is located on the south side of the proposed building addition. A new dumpster enclosure south of the proposed building addition that will accommodate a trash and recycling dumpster. A sidewalk along the existing swale area in the middle of the parking lot along with a walk along the west side provides pedestrian connectivity to the front door of animal clinic. A sidewalk along US 31 is not proposed as INDOT has plans to install a multi-use path in the ROW. The sidewalk along the swale is extended to the property line for future connections. A bike rack is provided on the southeast corner of the building. Curbs are not included in the existing parking to allow stormwater run-off to continue into the swale detention area.

It is anticipated that approximately 25 employees including veterinarian doctors, vet techs and administrative and support staff on the largest shift. Clients would make up of the remaining people on site. If every parking space is full then there will be a density of 55.5 persons per acre.

The project will be requesting deviation from ordinances for a curb and a two-foot green space for the internal pedestrian connectivity paralleling the parking drive aisle on the south side of the swale in order to maintain the capacity of the existing swale capacity and for proposed detention pond space requirement (Ordinance 5.4 C.2.b. i and ii). Second a deviation from ordinance for a sidewalk along the street frontage due future INDOT multi-use path (Ordinance 5.4 C.2.a). The project will also be requesting waiver from the Subdivision Control Ordinance for underdrain requirement in the pond. The pond slope has been increased from to 1.50% to mitigate the underdrain due to a limit of 4' of vertical elevation from the finished floor of the existing building to the invert of the channel along US 31 at the SE corner of the site, see application.