



## COLD SUMMIT DEVELOPMENT

December 12<sup>th</sup>, 2022

### VIA EMAIL

To: City of Franklin  
Board of Zoning Appeals  
70 E Monroe St  
Franklin, IN 46131

### RE: Cold Summit Development Height Variance Application

Cold Summit Development has submitted an application for the development of a 36-acre lot on the southeast corner of Graham Road and Earlywood Drive (Assessor's Parcel 41-08-02-021-004.000-009). As currently designed, the proposed development is a 357,326 sqft, 48 ft high, four-tenant speculative cold storage and distribution facility. The facility has a flexible temperature range of -20°F – 55°F for each tenant space. Cold Summit's objective is to build the most advanced temperature-controlled facility available in the market by meeting modern standards, including height, to provide flexibility to end users at the most energy efficient means possible. We are therefore requesting a variance to the Industrial: Light (IL) zoning ordinance to increase the maximum building height from 50 ft to the modern industry standard height of 55 ft for cold storage distribution facilities. This will increase the energy efficiency, useable pallet height of the building's refrigerated space, and flexibility to meet the needs of modern logistics providers without affecting neighbors in a substantially adverse manner, as explained in the following findings of fact:

**1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community because:**

The 5 ft of additional allowed maximum building height requested (a) will not affect the use or basic character of the proposed project, which is permitted by right; (b) will not result in additional safety risk to the public or neighboring properties in the very unlikely event of a catastrophic building collapse; (c) will not affect visibility along adjacent public roads in a manner that impedes safe travel or navigation; and (d) will not adversely affect the ability of first responders to address emergencies that may arise at the project. The building will utilize a K34 Quell sprinkler system specifically designed for cold storage that is UL Rated, FM Global approved, and designed to provide required fire suppression capability for buildings of the proposed height. The additional height will increase the operational and energy efficiency of the building, but not materially change the intended use with respect to morals or general welfare of the community.

**2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:**

The area surrounding the project is currently zoned for primarily industrial uses, with two residences to the south across Graham Rd, each of which have significant setbacks from the abutting street. The project site also has adjacent neighbors to the west. The project's proposed orientation and design already minimize impacts to the neighbors to the west. The building is designed as all-electric for standard operations, which yields zero emissions for neighbors to

endure. The truck court for tractor trailer operations face to the east, which allows the building to provide a structured noise barrier. In addition, both the fire lane and landscape buffer around the back of the building on the western side provide 80-90 ft of separation from the western property lines. Finally, the updated building will reach the maximum requested height of 55 ft only at the center north-south ridge of the facility. Factoring in required roof slope, the updated height of the building's parapet at the western-facing edge will be only 52 ft. As a result, the impact of the incremental height increase requested is minimized with respect to shading and sightlines, and residential neighbors will not be affected in a substantially adverse manner.

The proposal for an additional 5 ft of building height will not affect the utility or value of neighboring properties for industrial uses in a substantially adverse manner, either. The additional height requested will enhance the suitability of the proposed project to potential end users by offering a modern cold storage facility meeting current industry standard pallet height capacity and greater energy efficiency. This has the likely outcome of increasing the value of neighboring industrial properties, as industrial hubs often form around new facilities to gain synergies for end users.

**3. The strict application of the terms of this Ordinance will result in a practical difficulty in the use of the property because (and this situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain):**

Franklin city ordinance stipulates a maximum height of 50 ft height within IL zoning, which creates a practical difficulty in the use of the property by not allowing the structure to be built to modern industry standards for a cold storage building of this size and use case. Current industry standards for cold distribution facilities of the kind proposed call for the following, all of which justify the additional requested height:

- a. Internal pallet rack stacking of 7-high, which requires 51 ft interior clear to the bottom of the lowest structural roof joist.
- b. Increased density of storage.
- c. Operating at maximum energy efficiency: Taller interior refrigerated space allows for increased top-down cooling, which increases chilling capacity with the same sized refrigeration system.
- d. Flexibility to utilize new material handling technologies, such as mini-automated sort and retrieval systems and high-reach forklift equipment, to increase throughput.

Due largely to the restrictions imposed by older fire protection systems, 50 ft maximum height restrictions are common for industrial zoning. With newer technology, specifically the Quell K34 fire suppression system, operators in the cold logistics space have begun to see the advantages of taller, denser, and more efficient facilities. Offering a new facility meeting current industry standards will increase the quality of the end-users that would consider operating in the proposed project and will be more likely to cause an end-user to make a long-term commitment to the proposed project (and, correspondingly, a long-term employment presence in the City).

Please direct any questions regarding this project to Joe South, Director of Development, Cold Summit Development, at [joe@coldsummit.com](mailto:joe@coldsummit.com) or 410-212-2921.

Sincerely,

**COLD SUMMIT DEVELOPMENT LLC,**

a Delaware limited liability company

By: *Alex Langerman*  
Alex Langerman,  
Chief Operating Officer



December 12<sup>th</sup>, 2022

**VIA EMAIL**

To: City of Franklin  
Board of Zoning Appeals  
70 E Monroe St  
Franklin, IN 46131

**RE: Cold Summit Development Front Yard Variance Application**

Cold Summit Development has submitted an application for the development of a 36-acre lot on the southeast corner of Graham Road and Earlywood Drive (Assessor's Parcel 41-08-02-021-004.000-009). The proposed development is a 357,326 sqft, 48-ft high, 4-tenant speculative cold storage and distribution facility. The facility has a flexible temperature range of -20°F – 55°F for each tenant space. We are requesting a variance for a fire tank and pump house required for adequate fire protection, as explained in the following findings of fact:

- 1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community because:**  
The proposed cold storage warehouse requires a specialty fire protection system that requires an onsite fire pumphouse and storage tank. Due to the site's surrounding public roads, there is no location to place these required elements without them being considered in front of the building. Considering the surrounding uses and zoning are predominantly industrial oriented, the construction of the fire pumphouse and tank will not be injurious to the public health, safety, morals or general welfare of the community.
- 2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:**  
The use or value of the area adjacent to the property is predominantly industrial oriented and the proposed fire pumphouse and tank will not negatively impact neighboring properties. Both the tank and the pump house are lower height than the primary cold storage facility.
- 3. Strict application of the terms of this Ordinance will result in a practical difficulty in the use of the property because (and this situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain):**  
Strict application of the terms of the Ordinance would not allow for the placement of the fire pumphouse or tank onsite, which would preclude the ability to develop this site with the proposed cold storage warehouse.

Please direct any questions regarding this project to Joe South, Director of Development, Cold Summit Development, at [joe@coldsummit.com](mailto:joe@coldsummit.com) or 410-212-2921.

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Chief Operating Officer



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**VIA EMAIL**

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**RE: Cold Summit Driveway Width Variance Application**

Cold Summit Development has submitted an application for the development of a 36-acre lot on the southeast corner of Graham Road and Earlywood Drive (Assessor's Parcel 41-08-02-021-004.000-009). The proposed development is a 357,326 sqft, 48-ft high, 4-tenant speculative cold storage and distribution facility. To support the intended use, we are requesting a variance for a non-standard entry drive, as shown on the attached site plan, and as explained in the following findings of fact:

- 1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community because:**  
The two curb cuts proposed for this project require wider entryway widths to accommodate semi-truck traffic turning movements. The wider widths will allow for entering semi-trucks to stay over pavement if an outbound semi-truck / automobile is waiting at the stop bar to exit the site. The additional width requested will not be injurious to the public health, safety, morals or general welfare of the community.
- 2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:**  
The use or value of the area adjacent to the property is predominantly industrial oriented and the proposed wider access drives will have no bearing on neighboring properties.
- 3. Strict application of the terms of this Ordinance will result in a practical difficulty in the use of the property because (and this situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain):**  
Strict application of the maximum driveway width per city ordinance would result in driveway geometry that would not allow semi-truck traffic to enter and exit the site without crossing off pavement into adjacent non-paved areas. This would cause the site to be ineffective for the intended use, or ongoing maintenance problems within the proposed public right of way due to trucks turning outside of the driveway.

Please direct any questions regarding this project to Joe South, Director of Development, Cold Summit Development, at [joe@coldsummit.com](mailto:joe@coldsummit.com) or 410-212-2921.

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**RE: Cold Summit Development Perimeter Fence Variance Application**

Cold Summit Development has submitted an application for the development of a 36-acre lot on the southeast corner of Graham Road and Earlywood Drive (Assessor's Parcel 41-08-02-021-004.000-009). The proposed development is a 357,326 sqft, 48-ft high, 4-tenant speculative cold storage and distribution facility. The facility has a flexible temperature range of -20°F – 55°F for each tenant space. To make the project functional for multi-tenant operations, we are requesting a variance for the location of the northern fence line within the front yard setback, as explained in the following findings of fact:

- 1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community because:**

The northern portion of the proposed perimeter fence will reside within the front yard setback of Earlywood Drive. Shifting this portion of the fence to the south to reside outside of the front yard setback would preclude the ability for future automobile parking spaces to be placed on the north side of the building. This would limit the owner in serving a broad range of prospective tenants who may need additional automobile parking for their operations. The stretch of proposed fence that resides within the front yard setback is noted to be of a decorative style and Cold Summit is amendable to a commitment to maintenance this stretch as decorative as a condition of approval for this variance request.
- 2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:**

The use or value of the area adjacent to the property will not be negatively impacted by the placement of the decorative fence within the front yard setback. The fence will be of an attractive character and will safeguard the building, tenants, and goods from unsolicited visitation by the public, as well as protect the public from congested tractor trailer operations of the facility.
- 3. Strict application of the terms of this Ordinance will result in a practical difficulty in the use of the property because (and this situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain):**

Strict application of the terms of the Ordinance would require the movement of the fence to the south into an area identified as future parking. This would preclude the ability for Cold Summit to provide parking for prospective tenants utilizing the north side of the facility.

Please direct any questions regarding this project to Joe South, Director of Development, Cold Summit Development, at [joe@coldsummit.com](mailto:joe@coldsummit.com) or 410-212-2921.

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