

AGENDA RESERVATION REQUEST

CITY OF FRANKLIN COMMON COUNCIL

Please type or print

Date Submitted:	March 15, 2023	Meeting Date:	March 20, 2023
Contact Information:			
Requested by:	Joanna Tennell, Senior Planner		
On Behalf of Organization or Individual:			
		Redwood USA, LLC	
Telephone:	317-736-3631		
Email address:	jtennell@franklin.in.gov		
Mailing Address:	70 E. Monroe St., Franklin, IN 46131		
Describe Request:			
Approval of Ordinance 2023-02: Rezoning to be known as Redwood Rezoning (Introduction)			
List Supporting Documentation Provided:			
1. City Council memo			
2. Plan Commission Staff Report (PC-23-1) and exhibits			
3. PC Resolution 2023-01			
4. Ordinance 2023-02			
5.			
Who will present the request?			
Name:	Joanna Tennell	Telephone:	(317) 736-3631

The Franklin City Council meets on the 1st and 3rd Monday of each month at 6:00 p.m. in the Council Chambers of City Hall located at 70 E. Monroe Street. In order for an individual and/or agency to be considered for new business on the agenda, this reservation form and supporting documents must be received in the Mayor's office no later than 12:00 p.m. on the Wednesday before the meeting.



CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ENGINEERING

70 E. MONROE STREET › FRANKLIN, INDIANA 46131 › 877.736.3631 › FAX 317.736.5310 › www.franklin.in.gov/planning

City Council - Memorandum

To: City Council Members
CC: Steve Barnett, Mayor and Jayne Rhoades, Clerk-Treasurer
From: Joanna Tennell, Senior Planner
Date: March 15, 2023
Re: **Redwood Rezoning (Ordinance 2023-02)**

On February 21, 2023 the Franklin Plan Commission forwarded to the City Council a favorable recommendation with written commitments on the above referenced rezoning petition from Redwood USA, LLC (Plan Commission Resolution #2023-01). The Plan Commission voted 9-0 for a favorable recommendation with written commitments to be forwarded.

The petitioner is requesting that approximately 31.5 acres located at the northeast corner of Hurricane Road and Upper Shelbyville Road be rezoned to Residential: Multi-Family (RM) for a future multi-family development. The attached staff report prepared for the Plan Commission meeting further describes this request.

The petition was properly advertised for the Plan Commission meeting. A copy of the rezoning ordinance is included. The proposed timeline for the petition is as follows:

Introduction:	March 20, 2023
Public Hearing:	April 3, 2023

If you have any questions regarding this petition please feel free to contact me directly at 736-3631.



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Plan Commission Staff Report

To: Plan Commission Members
From: Joanna Tennell, Senior Planner
Date: February 9, 2023
Re: Case PC-23-01 (R): Redwood Rezoning

REQUEST:

Case PC-23-01 (R)...Redwood Rezoning. A request by Redwood USA, LLC to rezone approximately 31.5 acres from Industrial: Business Development (IBD) and Industrial: General (IG) to Residential: Multi-Family (RM). The property is located at the northeast corner of Hurricane Road and Upper Shelbyville Road.

ADJACENT PROPERTIES:

Surrounding Zoning:

North: IBD
South: IN, RM, RSN

East: IBD & PUD
West: IG

Surrounding Land Use:

North: Industrial
South: Needham Elementary, Agriculture, and Multi-Family Residential
East: Agriculture & Future Residential
West: Industrial & Agriculture

CURRENT ZONING:

The “IBD”, Industrial: Business Development zoning district is intended to provide locations for small scale manufacturing, construction, production, and assembly uses, as well as other light industrial uses. This district is specifically intended to provide appropriate setbacks and standards for small-scale businesses, entrepreneurial operations, start-up businesses, and similar operations.

The “IG”, Industrial: General zoning district is intended to provide locations for general industrial manufacturing, production, assembly, warehousing, research & development facilities, and similar land uses. This district is intended to accommodate a variety of industrial uses in locations and under conditions that minimize land use conflicts. This district should be used to support industrial retention and expansion in Franklin.

PROPOSED ZONING:

The “RM”, Residential: Multi-Family zoning district is intended to provide locations for a variety of multi-family uses, such as two-family dwellings, apartment homes and complexes, and condominiums. This district should be used to create high density residential developments in areas with compatible street systems, open space, and other related land uses and amenities.

CONSIDERATIONS:

1. Redwood USA, LLC outlined the details of the request in the attached Redwood Franklin Eastview Drive – Letter of Intent and have provided the attached Redwood Franklin Rezoning Commitments, samples of architectural character and a concept plan for the development.
2. The Technical Review Committee reviewed the petition at their January 26, 2023 meeting.
3. If the rezoning is approved, the petitioner will need to file Site Development Plans for review and approval prior to construction.
4. The 2013 Franklin Comprehensive Plan, Land Use Plan, identifies this area as Business Development Area. “Business development areas are intended to serve as both the permanent home of small scale businesses and incubators of new local companies. Land uses in business development areas include manufacturing, light industrial operations, contractor’s offices, and products suppliers. In many instances the types of businesses in these areas are those that have both commercial and industrial qualities. The business development areas provide these uses the ability to serve customers in a setting that allows outdoor storage and the operation of heavy equipment and machinery that often are involved.”

CRITERIA FOR DECISIONS – REZONING:

In taking action on rezoning requests, the Plan Commission shall pay reasonable regard to the decision criteria outlined in Article 11.6 (I) of the City of Franklin Zoning Ordinance.

1. ***Comprehensive Plan: The City of Franklin Comprehensive Plan and any other applicable, adopted planning studies or reports.***

Staff Finding:

Staff finds that the request to rezone the property to RM, with commitments, is consistent with the comprehensive plan as the proposed multi-family development provides diversity in the type of housing available in the City of Franklin.

2. ***Current Conditions: The current conditions and the character of current structures and uses in each district.***

Staff Finding:

The property is located immediately to the north of Founders Pointe Apartments and near Webb and Needham Elementary Schools and west of Homesteads at Hillview. A multi-family development is a great transitional use from the schools and lower density residential uses to the industrial uses that are currently located to the north of the subject site.

3. ***Desired Use: The most desirable use for which the land in each district is adapted.***

Staff Finding:

The property is immediately adjacent to another multi-family development and will serve as transitional use and a buffer between the existing lower density residential and school uses to the industrial uses located to the north.

4. *Property Values: The conservation of property values throughout the City of Franklin's planning jurisdiction.*

Staff Finding:

With the proposed commitments, the rezoning request should not negatively affect the property values in the area.

5. *Responsible Growth: Responsible growth and development.*

Staff Finding:

The City's current inventory of housing needs to be diversified to promote additional growth, meet the current need for residential housing, and expand the tax base.

PLAN COMMISSION ACTION – REZONING :

In the rezoning process, the Plan Commission has the authority to review the provisions of the Comprehensive Plan and the Zoning Ordinance. Plan Commission action (either *favorable*, *unfavorable*, or *no recommendation*) is a recommendation to the City Council, which takes action on the rezoning petition.

STAFF RECOMMENDATION – REZONING:

Based on the criteria for decisions above, staff recommends a *Favorable Recommendation with commitments (Redwood Franklin Rezoning Commitments)* be forwarded to the Franklin City Council rezoning the property to RM (Residential: Multi-Family).

Redwood Franklin Eastview Drive

Letter of Intent

02/06/2023

The rezoning for the proposed Redwood neighborhood in Franklin consists of property totaling approximately +/-31.5 acres in total size.

STATEMENT OF PURPOSE: The rezoning is being proposed to achieve the following goal: To allow for the creation of a Redwood Apartment Neighborhood, a unique, high quality, single story attached multi-family development

PRESENT AND PROPOSED OWNERSHIP: The proposed neighborhood will be acquired by the applicant (or an affiliate of the applicant). This land may be developed in one or two phases, depending on project approval timelines and market demands.

DEVELOPMENT SCHEDULE: The proposed neighborhood will be developed in one phase. All required site infrastructure, including storm water drainage infrastructure and utility infrastructure and internal private drives will be constructed in accordance with the development.

PROPOSED PERMITTED LAND USE AND DEVELOPMENT STANDARDS: Provided in detail herewith.

MULTI-FAMILY DISTRICT BUILDING AND ARCHITECTURAL REQUIREMENTS AND FACILITY INFORMATION:

Building and Architectural Information

On the front and sides of the building, the facade will incorporate a combination of stone and shake siding accents and high-quality siding. Each apartment includes a two-car garage with carriage style garage doors and personal outdoor patios. The designs include gabled rooflines and substantial landscaping to create a neighborhood that feels and operates as a typical single family or condominium development without the obligation of home ownership. Exterior building materials and requirements are incorporated into the specific design criteria provided herewith.

Each apartment utilizes very energy efficient construction methods, and each apartment unit is Energy Star certified.

Community identification signage shall be limited to monuments signs at the entrance(s) and shall be enhanced with landscaping.

Traffic

The main access point for the Multi-Family District shall be on CR 100 N (Upper Shelbyville Road). Secondary direct access shall be provided to Hurricane Road. The interior streets shall be private. All internal streets of the proposed neighborhood will be private and the sole responsibility of the applicant/owner for construction and maintenance. The proposed section will be an inverted crown with two (2) 10' drive lanes and 2' rolled curb and gutters on each side. Directly adjacent to the rolled curbs on both sides of the street will be a 5' concrete sidewalk. See detail provided on the conceptual site plan. Final design will be approved during the Site Development Plan process.

The developer/owner shall be required to install a 10' multi-use path along the north side of CR 100 N (Upper Shelbyville Rd). A 5' sidewalk shall be required along Hurricane Road to be constructed by the developer/owner also. Final alignment and detail will be confirmed in Site Development Plan approval.

Landscaping

Landscaping for the project will be provided in accordance with city code with the exception of the below listed.

Code required landscape plantings within bufferyards shall be provided in quantity and type (deciduous, evergreen, etc.) with one requested variance. Required plantings will be located within the 50' sideyard setback. An additional 25' bufferyard will not be provided.

Parking

In addition to the attached two-car garages for each unit, there is sufficient length in the driveway to park two additional vehicles. On street parking shall not be permitted. There are additional off street parking spaces throughout the community for guests. The requirements for parking are provided in the Specific Design Criteria section below.

Signage

Identification signage shall be constructed at the entrances to the community. The signs shall be monument in style and shall incorporate the building materials and color palate used in the community.

Information/directional signs shall include:

- No parking
- Speed limit
- Traffic direction

Interior Site Amenities

The site development shall include a water feature in the detention pond, integrated walking paths on the private streets, and walking paths as shown on the concept plan attached herewith.

Lighting

The Project will incorporate carriage style lighting fixtures on either side of the decorative garage doors for each home. Redwood agrees to work with staff to identify any areas within the development which need additional street side lighting to provide for adequate safety.

Specific Design Criteria and Details for Redwood Franklin Eastview Rd rezoning

Development Standards:

Uses: Attached multi-family dwellings in buildings ranging from 3 to 8 dwellings per building, leasing office, and other accessory uses necessary for a multi-family neighborhood. Private streets.

Lot Size: The proposed site shall be comprised of no more than two lots (as may be required for project phasing).

Height: Single story with a maximum height of 24' at the tallest gable

Density: Not to exceed five dwelling units an acre. No more than 156 units in total shall be provided within the neighborhood. Density is calculated based upon acreage with existing Right of Way and not inclusive of any required Right of Way dedication.

Setbacks: CR 100 N

-Front Yard (along public rights of way) – 30 feet

Hurricane Road

-Front Yard (along public rights of way) – 50 feet

Eastview Road

-Front Yard (along public rights of way) – 50 feet

Sideyards

-50 feet for building and parking

Bufferyard

-No bufferyard provided. Required landscape plantings for bufferyards will be provided in quantity and type within the sideyard setback.

Floor Area: All unit shall have a minimum of two bedrooms and two bathrooms with an attached two car garage. Minimum floor area shall be 1,200 square feet per dwelling. The Leasing Office shall not be required to comply with this minimum floor area.

Parking: All units shall have an attached two car garage and a two-car driveway. Additional guest parking shall be provided throughout the site.

Exterior Building Materials:

- Stone veneer – Accent areas on front elevations
- Roof - Dimensional 30 year asphalt shingles – Weathered Wood
- High quality vinyl siding (of at least .42 mills in thickness) and trim in the following profiles:

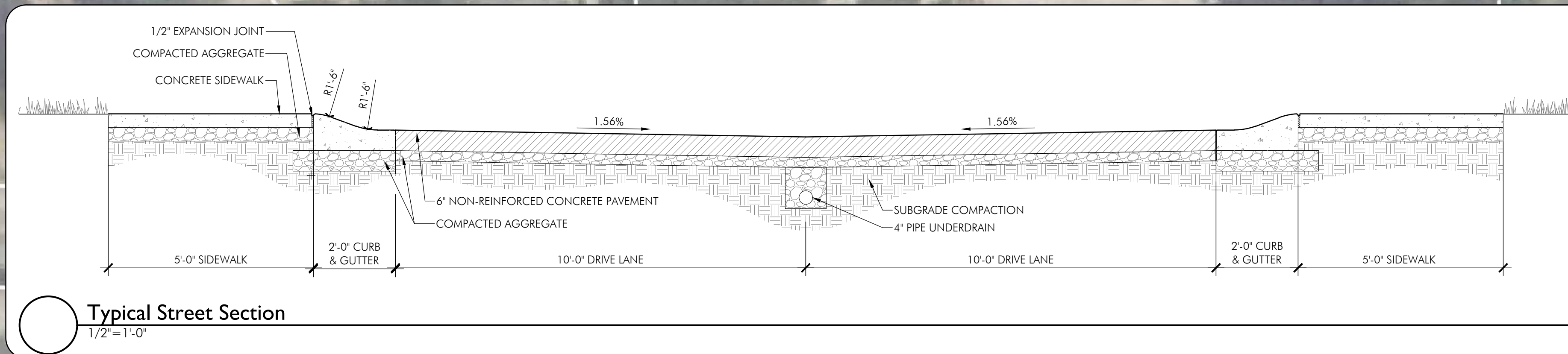
- Horizontal lap siding
 - High quality vinyl molded to replicate wood shakes
 - Vinyl corner trim
 - Vinyl decorative louvers
- Front Elevations: The front elevations of all principal structures shall incorporate a mix of vinyl siding and stone veneer.
- Side and Rear elevations: Side and rear elevations of all principal structures shall incorporate vinyl siding.
- Garage Doors – Garage doors shall be raised panel pan steel doors with and without windows.
- Elevations will also include variations in the siding color palate

Redwood Franklin Rezoning Commitments

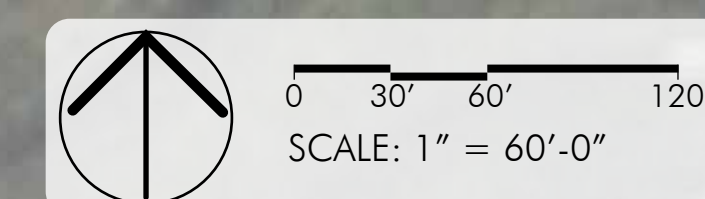
1. Maximum number of units shall be 156.
2. All units shall be single story with a maximum height of 24' at the tallest gable.
3. Minimum living area per dwelling shall be 1200 square feet.
4. All units shall be 2 bedroom, 2 full baths, with an attached 2 car garage
5. All units shall have a minimum of a two car driveway that is a minimum of 22 feet in length (measured from the façade to the house side of the sidewalk)
6. Interior street section details are provided in attached detail on Illustrative Concept Plan
7. Maximum of 2 entrances that shall align with existing drives on opposite side of the street
 - a. Upper Shelbyville Rd – Founders Pointe
 - b. Hurricane Rd – Specialty Storage Solutions
8. Building & architectural requirements
 - a. Exterior materials shall include:
 - i. Stone Veneer – Accent areas on front elevations
 - ii. Roof – Dimensional 30 year asphalt shingles – Weathered wood
 - iii. High quality vinyl siding (of at least .42 mills in thickness) and trim in the following profiles:
 1. Horizontal lap siding
 2. High quality vinyl molded to replicate wood shakes
 3. Vinyl corner trim
 4. Vinyl decorative louvers
 - iv. Front elevations of all principal structures shall incorporate a mix of vinyl siding and stone veneer
 - v. Side and Rear elevations of all principal structures shall incorporate vinyl siding
 - vi. Garage doors shall be raised panel pan steel doors with and without windows
 - vii. Elevations will also include variations in the siding color palate



*NOTE: FINAL DESIGN AND ASSOCIATED DETAILS SHALL BE PROVIDED TO THE CITY IN THE SITE DEVELOPMENT PLAN REVIEW PROCESS



SITE DATA	
TOTAL AREA:	±31.5 AC
TOTAL UNITS:	156
DENSITY:	±5.0 DU/AC
POND AREA:	±1.6 AC
COMPENSATORY STORAGE:	±1.2 AC
GUEST PARKING:	34
TOTAL OPEN SPACE:	±14.6 AC (46%)





**CITY OF FRANKLIN, PLAN COMMISSION RESOLUTION # 2023-01
TO THE FRANKLIN COMMON COUNCIL FOR CONSIDERATION**

NAME OF PETITIONER:
Redwood USA, LLC

PLAN COMMISSION DOCKET NUMBER:
PC-23-1

RESOLUTION

WHEREAS, the Plan Commission of the City of Franklin has given careful study to the requirements of the City and all of the area within the jurisdiction of the Plan Commission relative to the enactment of an amendment to the Zoning Map; and

WHEREAS, the above Petitioner has filed a petition for rezoning, wherein the Petitioner requests a rezoning and a change to the Zoning Map of certain property located within the City of Franklin, Indiana from IG (Industrial: General) and IBD (Industrial: Business Development) to RM (Residential: Multi-Family), more particularly described in Exhibit "A"; with written commitments, more particularly described in Exhibit "B" attached hereto; and

WHEREAS, after proper notice, as outlined in the City of Franklin Rules and Procedures and Indiana Code, a public hearing was held in the Council Chambers of Franklin City Hall, 70 E. Monroe Street, Franklin, Indiana on the 21st day of February, 2023, with the Commission having heard all objections and criticisms and having given careful study and consideration to said petition.


NOW THEREFORE BE IT RESOLVED, THAT THE FRANKLIN PLAN COMMISSION HEREBY FORWARDS A FAVORABLE RECOMMENDATION TO THE FRANKLIN COMMON COUNCIL THAT:

1. The property described herein, attached hereto, made part hereof, and marked as Exhibit "A" be rezoned to RM (Residential: Multi-Family) subject to the written commitments marked as Exhibit "B".
2. On behalf of the secretary, the staff of the Plan Commission is hereby directed to forward a copy of this resolution to the petitioner and the City of Franklin Common Council.
3. A copy of this Resolution forwarded to the Common Council shall be accompanied by the proposed Ordinance amending the Zoning Map for the consideration of the Common Council at its meeting.

Resolved by the City of Franklin, Indiana Plan Commission this 21st day of February, 2023.

PLAN COMMISSION OF THE CITY OF FRANKLIN, INDIANA

ATTEST:


Jim Martin, President



Joe Abban, Secretary

EXHIBIT "A"

TRACT I

A part of the Northwest quarter of Section 13, Township 12 North, Range 4 East of the Second Principal Meridian, Needham Township, Johnson County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of said Northwest Quarter; thence North 87 degrees 30 minutes 19 seconds West (assumed bearing) along the North line of said quarter 1685.97 feet to a railroad spike found in the center of Hurricane Road; thence South 00 degrees 04 minutes 52 seconds East along the centerline of said Hurricane Road 231.00 feet to the point of beginning; thence South 87 degrees 30 minutes 19 seconds East 1155.00 feet; thence South 00 degrees 04 minutes 15 seconds East 803.21 feet to a point in the centerline of County Road 100 North; thence South 84 degrees 56 minutes 23 seconds West along said centerline 1158.06 feet to a point in the centerline of Hurricane Road; thence North 00 degrees 04 minutes 52 seconds West along said Hurricane Road centerline 325.52 feet; thence South 87 degrees 30 minutes 19 seconds East 555.45 feet; thence North 00 degrees 04 minutes 52 seconds West 314.00 feet; thence North 87 degrees 30 minutes 19 seconds West 555.45 feet to a point in aforesaid Hurricane Road centerline; thence North 00 degrees 04 minutes 52 seconds West along said Hurricane Road centerline 316.11 feet to the point of beginning, containing 19.3 acres, more or less.

EXCEPT

Part of the Northwest Quarter of Section 13, Township 12 North, Range 4 East, Johnson County, Indiana, and being all that part of the grantor's land lying within the right of way lines depicted on the Right of Way Parcel Plat, as shown in Warranty Deed recorded March 23, 2018 in Instrument No. 2018-006300, described as follows: Commencing at the Northeast Corner of said northwest quarter section point designated "207" on the Location Control Route Survey Plat recorded as Instrument Number 2017-016324, in the Office of the Recorder of said County; thence North 87 degrees 14 minutes 48 seconds West a distance of 1,686.38 feet (1,685.97 feet per Instrument Number 2013-014104), along the north line of said quarter, to point designated "6000" on said Location Control Route Survey plat being the centerline of Hurricane Road; thence South 00 degrees 11 minutes 16 seconds West a distance of 231.00 feet, along said centerline, to a north line of the grantor's land and the point of beginning of this description; thence South 87 degrees 14 minutes 51 seconds East a distance of 30.01 feet along said grantor's north line; thence South 00 degree 11 minutes 13 seconds West a distance of 65.08 feet, to the point designated "318" on said Parcel Plat; thence North 89 degrees 48 minutes 47 seconds West a distance of 29.98 feet, to the west line of said grantor's land and the point designated "317" on said Parcel Plat; thence North 00 degrees 11 minutes 16 seconds East a distance of 66.43 feet, along said grantor's west line, to the point of beginning and containing 0.045 acres, more or less, inclusive of the presently existing right of way, which contains 0.015 acres, more or less. All bearing in this description which are not quoted from previous instruments are based on the bearing system of the Location Control Route Survey recorded as Instrument Number 2017-016324 in the Office of the Recorder of Johnson County, Indiana.

TRACT II

A part of the Northwest Quarter and the Northeast Quarter of Section 13, Township 12 North, Range 4 East of the Second Principal Meridian, Needham Township, Johnson County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of said Northwest Quarter; thence North 87 degrees 30 minutes 19 seconds West (assumed bearing) along the North line of said quarter 1685.97 feet to a railroad spike found in the center of Hurricane Road; thence South 00 degrees 04 minutes 52 seconds East along the centerline of said Hurricane Road 231.00 feet; thence South 87 degrees 30 minutes 19 seconds East 1155.00 feet to the Point of Beginning; thence North 00 degrees 04 minutes 15 seconds West 167.12 feet to a point on the Southwesterly right-of-way of Eastview Drive, said point also being a point of non-tangential curvature having a radius of 1208.04 feet, the radius point of which bears South 17 degrees 27 minutes 09 seconds West; thence Southeasterly along said curve and right-of-way an arc distance of 258.44 feet, the chord of which bears South 66 degrees 25 minutes 08 seconds East a chord distance of 257.95 feet; thence South 51 degrees 55 minutes 59 seconds East along said right of way 257.83 feet; thence South 47 degrees 59 minutes 46 seconds East along said right-of-way 432.21 feet; thence South 45 degrees 08 minutes 01 seconds East along said right-of-way 100.12 feet; thence South 47 degrees 59 minutes 46 seconds East along said right-of-way 86.22 feet; thence South 42 degrees 00 minutes 14 seconds West 309.15 feet to a point in the centerline of County Road 100 North; thence South 84 degrees 56 minutes 23 seconds West along said centerline 690.22 feet; thence North 00 degrees 04 minutes 15 seconds West 803.21 feet to the point of beginning, containing 12.6 acres, more or less.

EXCEPT

A part of the Northwest Quarter and the Northeast Quarter of Section 13, Township 12 North, Range 4 East, Johnson County, Indiana, and being that part of the grantors' land lying within the right of way lines depicted on the Right of Way Parcel Plat, as shown in Warranty Deed recorded December 15, 2015 as Instrument No. [2015-029209](#), described as follows: Commencing at the northeast corner of said northwest quarter section, designated as point "12" on said plat; thence along the north line of said northwest quarter section North 87 degrees 15 minutes 18 seconds West 1,686.22 feet; thence South 0 degrees 11 minutes 42 seconds West 231.00 feet; thence South 87 degrees 13 minutes 45 seconds East 1,155.00 feet to the west line of the grantor's land; thence along said west line North 0 degrees 12 minutes 19 seconds East 169.48 feet to the south boundary of Eastview Drive; thence along said south boundary the following six courses, (1) southeasterly 256.57 feet along an arc to the right and having a radius of 1,207.00 feet and subtended by a long chord having a bearing of South 65 degrees 58 minutes 23 seconds East and a length of 256.09 feet; (2) thence South 51 degrees 41 minutes 55 seconds East 260.86 feet; (3) thence South 47 degrees 45 minutes 42 seconds East 86.58 feet to the point of beginning of this description; (4) thence continuing South 47 degrees 45 minutes 42 seconds East 345.63 feet; (5) thence South 44 degrees 53 minutes 57 seconds East 100.12 feet; (6) thence South 47 degrees 45 minutes 42 seconds East 86.22 feet to the east boundary of the grantor's land; thence along said east boundary South 42 degrees 14 minutes 18 seconds West 15.00 feet to point "236" designated on said plat; thence North 47 degrees 45 minutes 42 seconds West 131.84 feet to point "235" designated on said plat; thence North 39 degrees 13 minutes 52 seconds West 101.12 feet to point "234" designated on said plat; thence North 47 degrees 45 minutes 42 seconds West 250.00 feet to point "233" designated on said plat; thence North 42 degrees 03 minutes 04 seconds West 50.25 feet to the point of beginning and containing 0.105 acres, more or less.

EXHIBIT “B”
Rezoning Commitments

1. Maximum number of units shall be 156.
2. All units shall be single story with a maximum height of 24’ at the tallest gable.
3. Minimum living area per dwelling, as defined in the City of Franklin Zoning Ordinance, shall be 1,200 square feet.
4. All units shall be 2 bedroom, 2 full baths, with an attached 2 car garage. Garage shall have a minimum of 16 feet wide garage door.
5. All units shall have a minimum of a two-car driveway that is a minimum of 22 feet in length (measured from the façade to the house side of the sidewalk)
6. Interior streets shall be consistent with the “Typical Street Section” detail provided on the Illustrative Concept Plan dated February 6, 2023 and shall remain private streets. They shall not be dedicated to the City of Franklin as public streets.
7. Maximum of 2 entrances which shall align with existing drives on opposite side of the street.
 - a. Upper Shelbyville Road – Founders Pointe Apartments
 - b. Hurricane Road – Specialty Storage Solutions
8. Building & architectural requirements:
 - a. Exterior materials shall include:
 - i. Stone Veneer – Accent areas on front elevations
 - ii. Roof – Dimensional 30-year asphalt shingles – Weathered wood
 - iii. High quality vinyl siding (of at least .042 inches (42 mils) in thickness) and trim in the following profiles:
 1. Horizontal lap siding
 2. High quality vinyl molded to replicate wood shakes
 3. Vinyl corner trim
 4. Vinyl decorative louvers and
 - iv. Front and side elevations of all principal structures shall incorporate vinyl siding with a combination of stone veneer and shake siding accents.
 - v. Rear elevations of all principal structures shall incorporate vinyl siding.
 - vi. Garage doors shall be carriage style, raised panel pan steel doors with and without windows and shall be a minimum of 16 feet in width.
 - vii. Carriage style lighting fixtures shall be provided on both sides of the garage doors of each unit.
 - viii. Elevations will also include variations in the siding color palate.
9. 10 ft. multi-use path shall be provided along Upper Shelbyville Road.
10. 5 ft. public sidewalks shall be provided along Hurricane Road.
11. Identification signage shall be constructed at the entrances in monument style and shall be enhanced with landscaping. The identification signage shall incorporate the building materials and color palette used in the community.

City of Franklin Common Council

ORDINANCE NUMBER 2023-02

AN ORDINANCE APPROVING RESOLUTION NUMBER 2023-01
OF THE CITY OF FRANKLIN, INDIANA PLAN COMMISSION, REZONING CERTAIN PROPERTY TO
RM (Residential: Multi-Family)
(To be known as Redwood Rezoning)

WHEREAS, the City of Franklin, Indiana Plan Commission (referred to hereafter as the “Plan Commission”) is an advisory Plan Commission to the City of Franklin, Indiana (referred to hereafter as the “City”), and has, by Resolution Number 2023-01 recommended that the City’s Common Council amend the Zoning Map and rezone the property described in Exhibit “A”, attached hereto, from Industrial: General (IG) and Industrial: Business Development (IBD) to Residential: Multi-Family (RM) subject to the written commitments as stated in Exhibit “B”.

WHEREAS, pursuant to Indiana Code § 36-7-4-605, Resolution 2023-01 has been certified to the City’s Common Council; and

WHEREAS, the recommendation of the Plan Commission should be adopted; and

WHEREAS, the Common Council, after paying reasonable regard to: 1) City of Franklin Comprehensive Plan, 2) the current conditions and the character of current structures and uses in each district, 3) the most desirable use for which the land in each district is adapted, 4) the conservation of property values throughout the City of Franklin’s planning jurisdiction, and 5) responsible growth and development, finds the rezoning of the property described in Exhibit “A” should be approved subject to the written commitments as stated in Exhibit “B”.

NOW, THEREFORE, THE COMMON COUNCIL OF THE CITY OF FRANKLIN, INDIANA, ORDAINS AND ENACTS THE FOLLOWING:

1. **Zoning Map Amended:** The subject property described in Exhibit “A” is hereby rezoned Residential: Multi-Family (RM) subject to the written commitments as stated in Exhibit “B”.
2. **Construction of Clause Headings.** The clause headings appearing in this ordinance have been provided for convenience and reference, and do not purport and will not be deemed to define, limit, or extend the scope or intent of the clauses to which the headings pertain.
3. **Repeal of Conflicting Ordinances.** The provisions of all other ordinances in conflict with the provisions of this ordinance are of no further force or effect upon the remaining provisions of this ordinance.
4. **Severability of Provisions.** If any part of this ordinance is held to be invalid, such part will be deemed severable and its validity will have no effect upon the remaining provisions of this ordinance.

5. **Duration and Effective Date.** The provisions set forth in this ordinance become and will remain in full force and effect (until their repeal by ordinance) on the day of passage and adoption of this ordinance by signature of the executive in the manner prescribed by Indiana Code § 36-4-6-16.

INTRODUCED on the 20th day of March, 2023.

DULY PASSED on this ____ day of _____, 2023, by the Common Council of the City of Franklin, Johnson County, Indiana, having been passed by a vote of ____ in Favor and ____ Opposed.

City of Franklin, Indiana, by its Common Council:

Voting Affirmative:

Kenneth Austin, President

Robert D. Heuchan

Anne McGuinness

Irene Nalley

Jennifer Price

Josh Prine

Shawn Taylor

Voting Opposed:

Kenneth Austin, President

Robert D. Heuchan

Anne McGuinness

Irene Nalley

Jennifer Price

Josh Prine

Shawn Taylor

Attest:

Jayne Rhoades, City Clerk-Treasurer

Presented by me to the Mayor of the City of Franklin for his approval or veto pursuant to Indiana Code § 36-4-6-15 and 16, this ____ day of _____, 2023 at ____ o'clock p.m.

Jayne Rhoades, City Clerk-Treasurer

This Ordinance having been passed by the legislative body and presented to me was [**Approved** by me and duly adopted, pursuant to Indiana Code § 36-4-6-16(a)(1)] [Vetoed, pursuant to Indiana Code § 36-4-6-16(a)(2), this ____ day of _____, 2023 at ____ o'clock p.m.

Steve Barnett, Mayor

Attest:

Jayne Rhoades, City Clerk-Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

Signed _____

*Prepared by:
Joanna Tennell, Senior Planner
Department of Planning & Engineering
70 E. Monroe Street
Franklin, IN 46131*

EXHIBIT "A"

TRACT I

A part of the Northwest quarter of Section 13, Township 12 North, Range 4 East of the Second Principal Meridian, Needham Township, Johnson County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of said Northwest Quarter; thence North 87 degrees 30 minutes 19 seconds West (assumed bearing) along the North line of said quarter 1685.97 feet to a railroad spike found in the center of Hurricane Road; thence South 00 degrees 04 minutes 52 seconds East along the centerline of said Hurricane Road 231.00 feet to the point of beginning; thence South 87 degrees 30 minutes 19 seconds East 1155.00 feet; thence South 00 degrees 04 minutes 15 seconds East 803.21 feet to a point in the centerline of County Road 100 North; thence South 84 degrees 56 minutes 23 seconds West along said centerline 1158.06 feet to a point in the centerline of Hurricane Road; thence North 00 degrees 04 minutes 52 seconds West along said Hurricane Road centerline 325.52 feet; thence South 87 degrees 30 minutes 19 seconds East 555.45 feet; thence North 00 degrees 04 minutes 52 seconds West 314.00 feet; thence North 87 degrees 30 minutes 19 seconds West 555.45 feet to a point in aforesaid Hurricane Road centerline; thence North 00 degrees 04 minutes 52 seconds West along said Hurricane Road centerline 316.11 feet to the point of beginning, containing 19.3 acres, more or less.

EXCEPT

Part of the Northwest Quarter of Section 13, Township 12 North, Range 4 East, Johnson County, Indiana, and being all that part of the grantor's land lying within the right of way lines depicted on the Right of Way Parcel Plat, as shown in Warranty Deed recorded March 23, 2018 in Instrument No. [2018-006300](#), described as follows: Commencing at the Northeast Corner of said northwest quarter section point designated "207" on the Location Control Route Survey Plat recorded as Instrument Number 2017-016324, in the Office of the Recorder of said County; thence North 87 degrees 14 minutes 48 seconds West a distance of 1,686.38 feet (1,685.97 feet per Instrument Number 2013-014104), along the north line of said quarter, to point designated "6000" on said Location Control Route Survey plat being the centerline of Hurricane Road; thence South 00 degrees 11 minutes 16 seconds West a distance of 231.00 feet, along said centerline, to a north line of the grantor's land and the point of beginning of this description; thence South 87 degrees 14 minutes 51 seconds East a distance of 30.01 feet along said grantor's north line; thence South 00 degree 11 minutes 13 seconds West a distance of 65.08 feet, to the point designated "318" on said Parcel Plat; thence North 89 degrees 48 minutes 47 seconds West a distance of 29.98 feet, to the west line of said grantor's land and the point designated "317" on said Parcel Plat; thence North 00 degrees 11 minutes 16 seconds East a distance of 66.43 feet, along said grantor's west line, to the point of beginning and containing 0.045 acres, more or less, inclusive of the presently existing right of way, which contains 0.015 acres, more or less. All bearing in this description which are not quoted from previous instruments are based on the bearing system of the Location Control Route Survey recorded as Instrument Number 2017-016324 in the Office of the Recorder of Johnson County, Indiana.

TRACT II

A part of the Northwest Quarter and the Northeast Quarter of Section 13, Township 12 North, Range 4 East of the Second Principal Meridian, Needham Township, Johnson County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of said Northwest Quarter; thence North 87 degrees 30 minutes 19 seconds West (assumed bearing) along the North line of said quarter 1685.97 feet to a railroad spike found in the center of Hurricane Road; thence South 00 degrees 04 minutes 52 seconds East along the centerline of said Hurricane Road 231.00 feet; thence South 87 degrees 30 minutes 19 seconds East 1155.00 feet to the Point of Beginning; thence North 00 degrees 04 minutes 15 seconds West 167.12 feet to a point on the Southwesterly right-of-way of Eastview Drive, said point also being a point of non-tangential curvature having a radius of 1208.04 feet, the radius point of which bears South 17 degrees 27 minutes 09 seconds West; thence Southeasterly along said curve and right-of-way an arc distance of 258.44 feet, the chord of which bears South 66 degrees 25 minutes 08 seconds East a chord distance of 257.95 feet; thence South 51 degrees 55 minutes 59 seconds East along said right of way 257.83 feet; thence South 47 degrees 59 minutes 46 seconds East along said right-of-way 432.21 feet; thence South 45 degrees 08 minutes 01 seconds East along said right-of-way 100.12 feet; thence South 47 degrees 59 minutes 46 seconds East along said right-of-way 86.22 feet; thence South 42 degrees 00 minutes 14 seconds West 309.15 feet to a point in the centerline of County Road 100 North; thence South 84 degrees 56 minutes 23 seconds West along said centerline 690.22 feet; thence North 00 degrees 04 minutes 15 seconds West 803.21 feet to the point of beginning, containing 12.6 acres, more or less.

EXCEPT

A part of the Northwest Quarter and the Northeast Quarter of Section 13, Township 12 North, Range 4 East, Johnson County, Indiana, and being that part of the grantors' land lying within the right of way lines depicted on the Right of Way Parcel Plat, as shown in Warranty Deed recorded December 15, 2015 as Instrument No. [2015-029209](#), described as follows: Commencing at the northeast corner of said northwest quarter section, designated as point "12" on said plat; thence along the north line of said northwest quarter section North 87 degrees 15 minutes 18 seconds West 1,686.22 feet; thence South 0 degrees 11 minutes 42 seconds West 231.00 feet; thence South 87 degrees 13 minutes 45 seconds East 1,155.00 feet to the west line of the grantor's land; thence along said west line North 0 degrees 12 minutes 19 seconds East 169.48 feet to the south boundary of Eastview Drive; thence along said south boundary the following six courses, (1) southeasterly 256.57 feet along an arc to the right and having a radius of 1,207.00 feet and subtended by a long chord having a bearing of South 65 degrees 58 minutes 23 seconds East and a length of 256.09 feet; (2) thence South 51 degrees 41 minutes 55 seconds East 260.86 feet; (3) thence South 47 degrees 45 minutes 42 seconds East 86.58 feet to the point of beginning of this description; (4) thence continuing South 47 degrees 45 minutes 42 seconds East 345.63 feet; (5) thence South 44 degrees 53 minutes 57 seconds East 100.12 feet; (6) thence South 47 degrees 45 minutes 42 seconds East 86.22 feet to the east boundary of the grantor's land; thence along said east boundary South 42 degrees 14 minutes 18 seconds West 15.00 feet to point "236" designated on said plat; thence North 47 degrees 45 minutes 42 seconds West 131.84 feet to point "235" designated on said plat; thence North 39 degrees 13 minutes 52 seconds West 101.12 feet to point "234" designated on said plat; thence North 47 degrees 45 minutes 42 seconds West 250.00 feet to point "233" designated on said plat; thence North 42 degrees 03 minutes 04 seconds West 50.25 feet to the point of beginning and containing 0.105 acres, more or less.

EXHIBIT “B”
Rezoning Commitments

1. Maximum number of units shall be 156.
2. All units shall be single story with a maximum height of 24’ at the tallest gable.
3. Minimum living area per dwelling, as defined in the City of Franklin Zoning Ordinance, shall be 1,200 square feet.
4. All units shall be 2 bedroom, 2 full baths, with an attached 2 car garage. Garage shall have a minimum of 16 feet wide garage door.
5. All units shall have a minimum of a two-car driveway that is a minimum of 22 feet in length (measured from the façade to the house side of the sidewalk)
6. Interior streets shall be consistent with the “Typical Street Section” detail provided on the Illustrative Concept Plan dated February 6, 2023 and shall remain private streets. They shall not be dedicated to the City of Franklin as public streets.
7. Maximum of 2 entrances which shall align with existing drives on opposite side of the street.
 - a. Upper Shelbyville Road – Founders Pointe Apartments
 - b. Hurricane Road – Specialty Storage Solutions
8. Building & architectural requirements:
 - a. Exterior materials shall include:
 - i. Stone Veneer – Accent areas on front elevations
 - ii. Roof – Dimensional 30-year asphalt shingles – Weathered wood
 - iii. High quality vinyl siding (of at least .042 inches (42 mils) in thickness) and trim in the following profiles:
 1. Horizontal lap siding
 2. High quality vinyl molded to replicate wood shakes
 3. Vinyl corner trim
 4. Vinyl decorative louvers and
 - iv. Front and side elevations of all principal structures shall incorporate vinyl siding with a combination of stone veneer and shake siding accents.
 - v. Rear elevations of all principal structures shall incorporate vinyl siding.
 - vi. Garage doors shall be carriage style, raised panel pan steel doors with and without windows and shall be a minimum of 16 feet in width.
 - vii. Carriage style lighting fixtures shall be provided on both sides of the garage doors of each unit.
 - viii. Elevations will also include variations in the siding color palate.
9. 10 ft. multi-use path shall be provided along Upper Shelbyville Road.
10. 5 ft. public sidewalks shall be provided along Hurricane Road.
11. Identification signage shall be constructed at the entrances in monument style and shall be enhanced with landscaping. The identification signage shall incorporate the building materials and color palette used in the community.