

City of Franklin, Indiana
Board of Zoning Appeals
101 W. Court Street
Franklin, IN 46131

Date: 09/12/2023

Subject: Use Variance Request for Property Conversion

Dear Members of the Board,

I am writing to request a Use Variance for the 1408 Commerce Pkwy, Franklin, Indiana property. This property, currently zoned as a warehouse space and owned by Rapid Fabrication & Engineering (RPE), is under consideration for conversion into an indoor sports training facility. We anticipate this facility to meet the needs of local athletes and sports programs, positioning it as a valuable resource within the Franklin community.

Project Overview:

1. Initial Phase:

The first step involves updating the current warehouse's western third (1/3). This part of the project entails the installation of artificial turf and protective netting, aiming to create a suitable environment for sports training. Simultaneously, the adjoining external grass area is planned for cultivation and seeding, preparing it for potential outdoor activities.

2. Expansion Phase (End of 2024):

By the close of 2024, our intent is to extend our updates to the next third (1/3) of the warehouse. This expansion will augment the available training area and introduce opportunities for a broader range of sports. While soccer will continue to be a primary offering, we anticipate accommodating but not limiting to baseball, softball, and lacrosse. Our operational strategy is structured around renting turf time to local teams and hosting our development programs. Under the evolving branding from "Soccer Central" to "Franklin SportsPlex," this dual approach aims to sustain a range of programs and manage operational expenses effectively.

3. Final Phase:

Our broader vision, the core of this variance request, revolves around acquiring the entire property. We're setting sights on repurposing nearly 90% of its available space into a comprehensive training area. Further, the 1.5-acre exterior will be developed to enhance youth sports offerings, thus establishing a comprehensive sports hub for the residents of Franklin.

Operational and Capacity Details:

During the initial two phases, we project having no more than one employee on site and up to 20 participants. Upon completion of the final phase, we anticipate a maximum of 5 employees or coaches concurrently present and up to 50 participants. We are actively exploring shared

parking arrangements with RPE and adjacent businesses to mitigate potential parking constraints. However, it's crucial to note that nearly 90% of our facility's operations will be scheduled outside the standard business hours of these neighboring entities, minimizing any potential disruptions.

Recognizing the value of a dedicated indoor sports venue in our region, we see this project as a commitment to Franklin's youth and the broader community. It promises a consistent, high-quality training space regardless of the weather outside.

We hold in high regard the Board's dedication to preserving Franklin's character. We believe our proposal aligns with the community's ethos and aspirations. We would greatly appreciate an opportunity to present our detailed plans and further discussions.

Thank you for considering our proposal. We are optimistic about its potential and are keen to foster the sporting ambitions of the Franklin community.

Sincerely,

Trevor Perry
Owner, Soccer Central Academy, LLC
(317) 410-1273
trevorperry@SoccerCentralAcademy.com