



CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ENGINEERING

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Plan Commission Staff Report

To: Plan Commission Members

From: Joanna Myers, Senior Planner

Date: May 13, 2013

Re: Case PC 2012-18 (PP) Pickett/Whitaker Subdivision

REQUEST:

Case PC 2012-18 (PP)...Pickett/Whitaker Subdivision. A request for approval of a Preliminary Plat of a one (1) lot and one (1) block industrial subdivision. The subject property is located at the southeast corner of Earlywood Drive and Hudson Street and is located in an Industrial: Business Development (IBD) zoning district.

ZONING:

Lot Standards – Industrial: Business Development (IBD)

Min. lot area: 22,000 sq.ft.

Maximum lot area: 5 acres

Min. lot width (at front setback): 100 feet

Maximum lot coverage: 75%

Min. front yard setback: 25 ft (local) 50 ft (collector)

Min. side yard setback: 25 feet

Min. rear yard setback: 25 feet

Surrounding Zoning:

North: A, Agriculture

South: IL, Industrial: Light

East: IBD, Industrial: Business Development

West: IBD, Industrial: Business Development

Surrounding Land Use:

North: Agriculture

South: Agriculture

East: Agriculture

West: Industrial

CONSIDERATIONS:

1. Preliminary plat approval of an industrial subdivision. The proposal is to subdivide industrial property for the construction of a warehouse for Pickett Equipment on a 5 acre lot (Lot 1), and create an additional 5 acre lot (Lot 2) and leave a 16.83 acre block for future subdivision and development. See attached preliminary plat.
2. The Thoroughfare Plan for the City of Franklin has classified Earlywood Drive as a Primary Collector Street and Hudson Street as a Local Street.
3. The Technical Review Committee reviewed the initial preliminary plat (1 block and a 10-acre lot) at their December 27, 2012 meeting. A revised set of plans were received January 14 & 29, 2013.
4. The petitioner then modified the preliminary plat on April 18th to include 1 block and 2 5-acre lots. This modification was reviewed by the Technical Review Committee at their May 2, 2013 meeting. A revised set of plans were received May 13, 2013.

5. The site development plan for the construction of the 14,400 sq.ft. warehouse is being reviewed concurrently with the preliminary plat to ensure that all necessary easements, drainage and improvements are provided for.
6. Drainage is proposed to be addressed on a lot by lot basis to be reviewed at the time of the site development plan review.
7. Article 1.3 of the Subdivision Control Ordinance states “the division of any lot for the purpose of sale, transfer, gift, or lease that results in the creation of 1 or more new building sites shall be considered a subdivision and shall be subject to the requirements of this Ordinance.”
8. A 10 acre lot was divided by a metes and bounds description in May of 2012, which is not consistent with the above regulation.
9. The maximum lot size per the development standards of IBD zoned properties is 5 acres.
10. A variance request to allow the 10 acre lot was filed with the Board of Zoning Appeals and then later withdrawn due to the change to 2 5-acre lots.
11. Staff received a written request to continue the Plan Commission case to the March 19, 2013 meeting. The continuance was granted consistent with the Rules & Procedures of the Plan Commission.
12. Board of Zoning Appeals staff received a written request to continue the BZA case to the April meeting. The petitioner then withdrew the BZA petition on April 2, 2013.
13. Due to the above referenced BZA continuance, staff is continued the case to the May 21, 2013 meeting to allow sufficient time for complete review of all issues related to the case.
14. Due to the location of the detention area along the frontage of Lot 2, an ingress/egress easement is being provided in order to provide access to Lot 2 in the future.
15. Permanent documentation of a shared drive agreement should be provided at the time of the final plat to include the following items: maintenance, snow removal, ownership and liability. This will ensure that the interests of both lots are covered in the future should the ownership change of either lot.
16. The 2002 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.”
17. The Comprehensive Plan also identifies the policy to maintain industrial standards by maintaining the high standards for industries which have located in Franklin by promoting the development of industrial areas which include unique/simple design features, trees and landscaping, appropriate scaled signs, and appropriate infrastructure.

CRITERIA FOR DECISIONS (PRELIMINARY PLAT):

In taking action on Preliminary Plat requests of a major subdivision, the Plan Commission shall use the decision criteria outlined in Article 4.2(F)(2) of the City of Franklin Subdivision Control Ordinance.

- 1. Subdivision Control Ordinance Requirements:** The consistency of the proposed Preliminary Plat with the requirements of the Subdivision Control Ordinance;
- 2. Zoning Ordinance Requirements:** The consistency of the proposed Preliminary Plat with the standards of the zoning district in which it is located; and
- 3. Other Requirements:** The consistency of the proposed Preliminary Plat with any other applicable standards.

The Plan Commission may 1) approve, 2) approve with conditions, 3) deny, or 4) continue the petition to the next regularly scheduled Plan Commission meeting. In order to make a motion to deny, the petition must not meet the specific requirements of the Subdivision Control Ordinance or Zoning Ordinance.

Following approval of the Preliminary Plat, the petitioner shall submit Final Plat & Construction Plans for review and approval as outlined in the Subdivision Control Ordinance.