



CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ENGINEERING

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Plan Commission Staff Report

To: Plan Commission Members

From: Travis Underhill, PE & Joanna Myers, Senior Planner

Date: May 13, 2013

Re: Case PC 2013-06 (SPR): Johnson County Shooting Range

REQUEST:

Case PC 2013-06 (SPR)...Johnson County Shooting Range (waiver). A request for approval of waiver request from all drainage requirements. The subject property is located at 1091 Hospital Road and is located in the Institutional (IN) zoning district.

ZONING:

Surrounding Zoning:

North: IN (Institutional)
South: IN (Institutional)
East: IN (Institutional)
West: RMH (Residential: Manufactured Home)

Surrounding Land Use:

North: Johnson Memorial Hospital
South: Blue Heron Park/Windstar
East: Highway Department/Church
West: Countryview Mobile Home Park

CONSIDERATIONS:

1. The Johnson County Sheriff's Department is relocating and expanding the existing outdoor shooting range. The existing range is approximately 125 ft. long by 45 ft. wide running in a southeasterly direction. The proposed range is approximately 300 ft. long and 90 ft. wide and will be running in a southwesterly direction, away from the Franklin Lakes subdivision.
2. The petitioner requested approval for a use variance to allow the expansion and relocation of the existing outdoor shooting range. The Board of Zoning Appeals approved the request at their May 1st meeting.
3. The proposed range is located on the southern portion of the property that the Highway Department, Sheriff's Office, Jail and Detention Center are located.
4. The southeastern portion of the site is wooded and within the floodway of Young's Creek. The proposed construction will not be located within any portions of the floodway.
5. The site plan was reviewed by the Technical Review Committee on May 2, 2013 and forwarded to the Plan Commission for review of the waiver request.

6. A revised site plan was submitted by the petitioner on May 13, 2013 (attached) and appears that all comments have been met.

WAIVER REQUESTS:

1. Article 6.19: Drainage Requirements of the Subdivision Control Ordinance outlines the requirements that need to be met with any institutional site development plan.
 - a. Staff Comment – Due to the proximity to the floodway and the nature of this development having very limited impervious area this request is reasonable. Staff supports this request because of these reasons as well as this request is consistent with similar developments recently approved.

CRITERIA FOR DECISIONS (WAIVER REQUEST):

In taking action on waiver requests, the Plan Commission shall use the decision criteria outlined in Article 2.4(B) of the City of Franklin Subdivision Control Ordinance.

1. **Public Welfare:** The granting of the waiver will not be detrimental to the public safety, health, and/or welfare;
2. **Adjacent Property:** The granting of the waiver will not be injurious to the reasonable use and development of other property;
3. **Unique Conditions:** The conditions upon which the request for the waiver is based are unique to the property for which it is sought and are not applicable generally to other property;
4. **Physical Conditions:** Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved a hardship to the owner would result if the strict letter of these regulations were carried out; and
5. **Comprehensive Plan:** The waiver will not contradict the intent of the City of Franklin Comprehensive Plan.