



To: Planning Board
From: Jason Foster, Community Development Administrator
Date: November 2, 2023
Subject: Staff Report for 2023-PB-06 91: W Franklin Street

Summary of the Request

The applicant, Douglas Short, is requesting approval of a development plan and use for the property located at 91 W. Franklin Street. The request consists of the construction of a new 6,976 square foot building used for the purpose of commercial storage units. The proposed structure is stick built with an exterior finish of vinyl siding. 14 exterior units with “residential style” garage doors and 16 interior units are proposed. An office area is proposed along the frontage. The Village Review Board met on June 6, 2023, to discuss this submittal and several conditions. During that meeting, staff also recommended that a split of the lot be a condition. The result of that meeting is as follows:

Village Review Board met on June 6, 2023 to discuss the property located at 91 W Franklin Street. At that meeting, VRB had a very in-depth discussion regarding the property and proposed building. At the conclusion of the June 6, 2023, meeting, VRB moved a positive recommendation forward to the Planning Board with several conditions. Those conditions included:

1. The overall size of the proposed building shall be equal to or lesser than the square footage of the existing structure on the lot.
2. The setback of the proposed building, both from the right-of-way and the rear property line shall be equal to the existing structure on the lot.
3. The proposed building shall have appropriate screening from the existing building.
4. The proposed building shall have landscaping along the Franklin Street frontage.
5. The proposed building shall meet lighting requirements per code.

The plans submitted for this case show:

1. The overall size of the proposed building is equal to the existing building.
2. The setback of the proposed building is equal to the existing building.
3. The proposed plans show a 6’ privacy fence screening the proposed structure from the existing residence.

4. The proposed plans show adequate landscaping along the Franklin Street frontage and additional landscaping in the rear of the property.
5. The proposed plans show adequate lighting on the proposed building, meeting code requirements.

In addition to the physical characteristics of the proposed building and lot, the Planning Board is also tasked with considering the use of the property. The principal permitted uses in Article 12, B-4 Central Business District are attached to this staff report. A commercial storage facility would fall under “other uses” that can be considered by the Planning Board. It is not a principal permitted use.

Applicant Information

Douglas Short, Owner

Current Zoning District

B-4

Parcel Identification

L35000100020008200

Additional Actions or Next Steps to be taken by the City

Planning Board Review

Applicant’s Reason for the Request

Development in Downtown

Surrounding Land Use within 1,000 Feet

Commercial, Multi-Family Residential, Single-Family Residential

Previous Related Development Decisions in the Immediate Area (3-5 Years)

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6. The overall size of the proposed building shall be equal to or lesser than the square footage of the existing structure on the lot.

7. The setback of the proposed building, both from the right-of-way and the rear property line shall be equal to the existing structure on the lot.
8. The proposed building shall have appropriate screening from the existing building.
9. The proposed building shall have landscaping along the Franklin Street frontage.
10. The proposed building shall meet lighting requirements per code.

Comprehensive Plan Applied to the Geographical Area

The Comprehensive Plan addresses this geographical area many times. It also addresses land use multiple times throughout the plan. Within the Executive Summary, the Comprehensive Plan speaks to the community identity of downtown. The Plan mentions apartments, shops, and restaurants as preferred uses downtown. Within the future land use portion of the Comprehensive Plan, the primary goal is to promote retail and food establishments within the Old Village District.

Existing Public Utilities

Water, Sewer, Electric Gas

Soil Survey Data

N/A

Classification of Streets, Traffic Volumes & Direction, Planned Improvements

New Construction

Flood Plain Information

This property does not fall within the flood plain

Comments from City and County Agencies

The City has a concern with the west side of the proposed lot. The plan shows a 6' 9" concrete pad for purposes of loading and unloading. This pad shall be wide enough for any vehicle to completely exit the public alley to the west for loading and unloading. While 6' 9" may be wide enough for a non-commercial truck, the City is concerned about larger, commercial vehicles, like box trucks, blocking a portion of the alley.

Supporting Maps & Graphics

Attached

Staff Recommendation

Upon review of the application and supporting documents, staff recommends the Planning Board require a lot split, a 10' wide concrete pad and the other conditions set forth by the Village Review Board IF approval is considered.