



PLANNING COMMISSION STAFF REPORT

To: Planning Commission Members

From: Liz Fields, AICP, Planner

Meeting Date: May 14, 2025

PC 25-11 Amendments to Municipal Code

Project Overview: The City of Franklin is requesting amendments to the City's Municipal Code Chapter 1103 "Definitions", Section 1107.11(j) "Fences and Walls", Table 1111.07-5: Required Number of Parking Spaces, and Section 1115.11 "Approvals by the Zoning Official."

Comments: The City of Franklin is proposing text amendments to the City's Municipal Code in order to define and prohibit the use "Truck Terminal", include material standards for fences located in the side or rear yard, adding appropriate paving materials, modify the parking requirements for the use "Retail, Service", and clarify when a Certificate of Zoning Compliance is required. While the specific changes to the UDO are attached to this staff report, this report will provide an overview of the changes including and reorganization of existing sections. The following amendments are proposed:

- Chapter 1103 "Definitions" – Add a definition for "Truck Terminal."
- Section 1107.11(j) – Move the existing front yard material standards from Section 1111.07(j)(2)(i) to Section 1111.07(j)(1) "General Requirements" and include regulations for the materials of fences located in side and rear yards.
- Section 1111.07(d)(1)(A) – clarify that paving material for off-street parking and loading areas include blacktop, concrete, and pavers.
- Table 1111.07-5: Required Number of Parking Spaces – Modify the existing parking requirement for the use "Retail, Services".
- Section 1115.11 "Approvals by the Zoning Official" – Clarify that a Certificate of Zoning Compliance is required for permitted uses moving into existing facilities.

Text Amendment Review Criteria: Section 1115.04(b)(2) requires all text and map amendments follow the same procedure. As the applicant is requesting Planning Commission to adopt a motion to initiate a text amendment to the UDO, the standards for approval under 1115.04(e) would only apply after the text amendment has been initiated, when the City Council and Planning Commission are determining whether a text amendment shall be approved. Since there are no standards for requesting Planning Commission to initiate a text amendment, this report shall utilize the standards in 1115.04(e) to demonstrate that the text amendment as proposed would not meet all of the criteria set for the approval, if it were to be initiated.

Text Amendment Standards for Approval:

- The proposed zoning district classification and use of the land will not materially endanger the public health or safety; and
- The proposed zoning district classification and use of the land is reasonably necessary for the public health or general welfare, such as by enhancing the successful operation of the surrounding area in its basic community function or by providing an essential service to the community or region; and
- The proposed zoning district classification and use of the land will not substantially injure the value of the abutting property; and
- The proposed zoning district classification and use of the land will be in harmony with the scale, bulk, coverage, density, and character of the area of the neighborhood in which it is located; and
- The proposed zoning district classification and use of the land will generally conform with the Comprehensive Land Development Plan and other official plans of the City, unless actual development within the area or changes in the conditions of the area makes conforming to the Comprehensive Development Plan impractical; and
- The proposed zoning district classification and use of the land are appropriately located with respect to transportation facilities, utilities, fire and police protection, waste disposal, and similar characteristics; and
- The proposed zoning district classification and use of the land will not cause undo traffic congestion or create a traffic hazard.