



312 PLUM STREET, SUITE 700 | CINCINNATI, OH 45202 | 513.381.2112

November 25, 2024

Major Site Plan Application Narrative and Development Statement

Franklin City School District
Franklin High School
140 East Sixth Street, Franklin, Ohio 45005

Narrative Statement

Franklin City Schools proposes site improvements on the parcels to the west of the new Franklin High School building located at 140 East Sixth Street. Demolition and abatement of existing structures located on these parcels has been completed. The site consists of multiple parcels which will be consolidated and all increased right-of-way dedications will be made (as previously coordinated with the City of Franklin). This consolidation will occur once remaining property ownership and right-of-way easement issues are addressed.

This Major Site Plan has been before the City of Franklin Planning Commission previously. That application was tabled while a rezoning request was applied for. This process has been completed and a rezoning was approved from Mixed Use District MU-1 to Civic District CV-1. While the district and design team took time to verify the scope to be included in the proposed improvements, the previous application was understandably rejected for housekeeping purposes. As a result, this is a new Major Site Plan Application, but the proposed improvements shown are generally consistent with the previous submittal with several minor additions included.

The proposed site improvements consist of a paved parking area on the northern portion of the site, along East Sixth Street, that reconfigures existing parking to serve the new Franklin High School building. The parking count will include 84 regular spaces and 5 accessible spaces resulting in no change to the total parking spaces provided as part of the previously approved Franklin High School Major Site Plan. General illumination and security lighting will be provided throughout the parking areas.

The orientation of the parking is proposed to be rotated from the existing orientation. This will locate the parking along, but set back from East Sixth Street, allowing activities occurring on the lawn area to be buffered from East Sixth Street (and vice versa) for safety purposes. In addition, this rotation, eliminates the need for students to pass through parking aisles, as they are currently oriented, on their way to the lawn area from the high school building. This allows



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for complete visibility of the flow of both students and traffic along the northwest side of Franklin HS.

Landscape screening and a 4' high decorative metal fence with masonry piers is proposed around the parking area. Materials will match the color and style of the new Franklin High School (fencing and masonry). Evergreen shrubs are proposed between the fencing and parking area to provide the required screening. The landscaping and fencing is proposed along the full extent of the parking area along the East Sixth and Anderson Street frontages. Additional decorative metal fencing (without piers and landscaping) is proposed around the lawn/field along Anderson and Seventh Streets. Lastly, islands within the parking area will be planted with low shrubs and large deciduous trees at each island.

As shown, the proposed parking is 10' behind an increased right-of-way and over 40' from the existing curb of East Sixth Street. The proposed fence and landscape buffer are inside of this right-of-way. The fence location shown is approximately 30' from the existing curb of East Sixth street allowing future improvements within the public right-of-way. It is understood that a future expansion of East Sixth Street and bike path are planned. The additional right-of-way dimension, and location of the parking (and fence/landscaping) inside of it, eliminate the need for demolition of Franklin High School site infrastructure, to allow for future improvements in the right-of-way.

Storm water drainage, electric, and video security will all serve the site as proposed. Emergency and service vehicle access to the High School shall be maintained. As requested by the Franklin Fire Department, the drive width along the northwest side of Franklin HS has been increased to account for a collapse zone outside of the wall of the auxiliary gymnasium. The proposed site circulation will continue to provide a safe path for entry and exit from the site.

These improvements are proposed by Franklin City Schools due to the need for open green space for school programs and activities at Franklin High School. To address this need, the remainder of the site not used for parking is proposed to be a grass field area.

The currently proposed uses of the field area include the following:

- Outdoor learning
- Outdoor PE classes
- Outdoor adaptive PE classes
- Band practice
- Athletic team practices/conditioning
- Community events

Currently proposed field improvements include:



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- Open grass field area
- Concrete pad for a small set of portable bleachers (capacity ~40) with accessible concrete walk.
- New water line/tap and water fountain with accessible concrete walk.
- Ornamental metal fencing, between regularly spaced 4'-0" H masonry piers, is proposed along the northern and western extents of the proposed parking (along East Sixth and Anderson Streets).
- Additional ornamental metal fence (4'-0" H maximum) is proposed along the western and southern extents of the lawn/field area (along Anderson and Seventh Streets).

The Franklin City School District has been asked to note potential future development/uses for this property to the northwest of Franklin High School. While it is difficult to predict all future use cases the following are envisioned:

- Installation of a synthetic turf field surface and fencing to provide a secure perimeter to protect turf and equipment.
- Field lighting with no light trespass beyond the property line.
- Bleachers – a small set of permanent bleachers with a small platform for observation of marching band practice.

Franklin City Schools have indicated that they are willing to collaborate with the city on the use of the proposed parking and lawn areas. The Downtown Franklin Masterplan encourages parking on the edges of the downtown area and specifically notes Downtown District CV-1 as being an opportunity for, "supplementary parking and event spillover space". With parking located as proposed, it is located closer to downtown and well lit/traveled pedestrian routes to the downtown core. The proposed development is an opportunity to provide after hours parking to allow for the development of existing parking areas closer to the downtown core.

We are appreciative of the Planning Commission's time and consideration of the proposed improvements.

Statement of Development – Major Site Plan

- A. Whether the proposed use fully complies with all applicable requirements of the UDO;

The proposed use (Senior High School/Public) is a conditionally permitted use in the Civid District CV-1 and supports an existing, approved use on the site.



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- B. Whether the proposed use or addition will adequately protect adjacent property, or residential uses located on the same property, from the potential adverse effects of a non-residential use;

The proposed use is bounded by public right-of-way on three sides and adjacent to parcels also owned by the Franklin City School District. All improvements meet setback and screening requirements and there is no light trespass to adjacent properties.

- C. Whether the proposed use or addition will be detrimental to the use and character of surrounding properties;

The proposed conditional use is consistent with the existing use of the site and will not be detrimental to the use and character of surrounding properties. The proposed improvements provide the opportunity to support current and future downtown Franklin development.

- D. Whether the proposed use or addition will provide safe conditions for pedestrians and motorists and prevents the dangerous arrangement of pedestrian and vehicular ways;

The proposed use and improvements will provide safe conditions. The previous sidewalk was located directly against the existing curb of East Sixth Street and is now proposed to be approximately 25' from the existing curb of East Sixth Street providing a safer pedestrian condition. The implementation of a larger right-of-way provides room for a proposed bike path and future expansion of East Sixth Street.

- E. Whether the proposed use will provide adequate parking and/or loading facilities and lighting systems;

The proposed use and improvements provide parking counts equal to the previously approved Franklin High School Major Site Plan. In addition, lighting is provided (photometrics provided) and loading facilities for the Franklin High School are maintained.

- F. Whether the proposed use will provide adequate utility, waste disposal, storm water drainage, water and sanitary services;

The proposed use and improvements provide adequate services including storm water drainage and water services.



- G. Whether the proposed use will provide safe ingress and egress for emergency services vehicles; and

The proposed use and improvements provide safe ingress and egress for emergency service vehicles. Site access is unchanged and on site access is improved by providing a widened drive as requested by the Franklin Fire Department.

- H. Whether the proposed use will provide required landscaping fencing, or walls.

The proposed use and improvements will provide the required landscaping and UDO conforming fencing as described above and shown in the attached drawings.

Conditional Use Standards

1. The proposed use is a Conditional Use in the zoning district for which it is proposed;

The proposed Senior High School use is a Conditional Use in the CV-1, Downtown District.

2. The proposed Conditional Use will be in accordance with the general objectives, or with any specific objective, of the City's Comprehensive Development Plan or this UDO;

The proposed Conditional Use is a consistent and typical use associated with a Senior High School. The proposed use supports the existing Franklin High School which was a principally permitted use in an Office District O-1 at the time of Major Site Plan approval. The Franklin High School is located on parcels (to be consolidated) now zoned Civic District CV-1 which has the intent activating areas for public use and the potential for support of the Downtown Districts. Franklin High School is specifically noted as an opportunity to increase foot traffic Downtown. The Civic District CV-1 is noted generally as an opportunity for, "supplementary parking and event spillover space," which the proposed improvements are able to provide.

3. The proposed Conditional Use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the neighborhood;



The proposed Conditional Use is planned with a defined edge to visually unify these empty parcels with the rest of the Franklin High School campus. Materials being proposed are consistent with those used on the new Franklin High School building. These elements include the proposed masonry fence piers, site lighting design, landscaping each of which are being addressed consistently with that of High School building and site. In addition to incorporating these parcels into the remainder of the Franklin High School campus these improvements will enhance its ability to participate in the life of the City of Franklin Downtown Districts.

4. The proposed Conditional Use will not be hazardous or unreasonably disturbing to existing or future neighboring uses;

The proposed Conditional Use is an extension of and consistent with the use of the existing Franklin High School and will not be hazardous or unreasonably disturbing to existing or future neighboring uses.

5. The proposed Conditional Use will be served adequately by essential public facilities and services such as streets, police and fire protection, drainage, water and sewer, or the persons or agencies responsible for the establishment of the proposed use shall be able to adequately provide any such services;

The proposed Conditional Use does not significantly change the overall use of the Franklin High School campus and will be adequately served by essential public facilities and services.

6. The proposed Conditional Use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

The proposed Conditional Use will not create excessive additional requirements at public cost for public facilities and services nor will it be detrimental to the economic welfare of the community.

7. The proposed Conditional Use will not involve uses, activities, processes, materials, equipment and conditions or operations that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors;

The proposed Conditional Use does not have the potential to have an impact on traffic, noise, or glare. The existing Franklin High School use generates a higher



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impact volume of traffic than the proposed Conditional Use. The potential noise and glare impacts are also no more impactful than existing uses.

8. The proposed Conditional Use will have vehicular approaches to the property that are designed so as not to interfere with traffic on surrounding public thoroughfares; and

The proposed Conditional Use will not change vehicular approaches from what was approved as part of the Franklin High School Major Site Plan.

9. The proposed Conditional Use will not result in the destruction, loss or damage of a natural, scenic, or historic features of major importance.

The proposed Conditional Use will not result in the destruction, loss or damage of a natural, scenic, or historic features of major importance.