



PLANNING COMMISSION STAFF REPORT

To: Planning Commission Members

From: Liz Fields, AICP, Planner

Meeting Date: January 8, 2025

PC 25-01 Major Site Plan Revision – Franklin High School Parking Lot

Property Information: Location: Parcels #0431178001, 0431178003, 0431178004, 0431178006, 0431178007, 0431178010, 0431178011, 0431178012, and 0431178013.

Zoning: CV-1

Proposed Number of Spaces: 84 regular spaces and 5 accessible spaces (89 total)

Project Overview: The applicant SHP c/o Russell Miller is requesting approval of a major site plan revision to PC 22-02 in order to demolish the existing 89 space parking lot located to the northwest of the school along parcels #0431178003, 10, & 11 and construct a new 89 space parking lot predominately on parcel #0431178001 and abutting East 6th Street and Anderson Street.

Comments: Site Plan: The proposed revision rotates the existing parking lot 90 degrees and provides no net increase in parking based on the approved Site Plan with access to the proposed parking lot utilizing the existing drives along East 6th Street and 7th Street.

The applicant has noted that the proposed parking lot rotation will allow for activities occurring on the lawn area to be set back from East 6th Street for safety purposes and that the rotation eliminates the need for students to pass through parking aisles on their way to the lawn area from the high school building.

The lawn area behind the proposed parking lot is intended to support school programs and activities which include outdoor learning, PE classes, adaptive PE classes, band practice, athletic team practices/conditioning, and community

events. With athletic team practices and PE classes proposed as a use for the lawn area, staff is proposing, as a condition of approval, that the applicant provide the City with a plan to keep athletic equipment (e.g. soccer balls, footballs, lacrosse balls, etc.) contained on the property for staff approval.

Additional site improvements proposed include a concrete pad for a small set of portable bleachers (~40 person capacity) with an accessible concrete walk, a new water line/tap and water fountain, and additional ornamental fencing (four-feet in height) without the masonry piers along the western and southern extents of the lawn area (along Anderson Street and 7th Street). Staff believes the inclusion of the masonry piers past the proposed parking lot would be a natural progression but understands that the piers would not be provided in the same intervals as in the parking area. Thus, Staff is proposing, as a condition of approval, that the applicant include masonry piers in a regular intervals south of the parking lot along Anderson Street and 7th Street to be determined by the Planning Commission.

Landscape Plan: The proposed landscaping plan includes perimeter buffering landscaping along East 6th Street and Anderson Street in the form of evergreen and deciduous shrubs, groundcover (myrtle), as well as a four-foot-high decorative metal fence with masonry piers that will match the color and style of the high school. The interior of the parking lot is proposed to contain landscaped islands which include deciduous shrubs and deciduous trees.

Parking: As mentioned previously, the proposed parking lot does not result in a net increase in the number of parking spaces. While also supporting the development on site, the applicant has noted that the proposed parking lot revision is an opportunity to provide after-hours parking to support the Downtown. As the parking lot is proposed to be screened along 6th Street and Anderson Street by a four-foot fence and landscaping, the use of the lot for after-hours parking would require pedestrians to utilize the existing access which is closer to the high school. To increase the accessibility of the parking lot to the Downtown, Staff is proposing, as a condition of approval, that the applicant include a pedestrian access point to the parking lot near the corner of 6th Street and Anderson Street.

Lighting: The applicant has submitted a lighting plan for the revision which conforms to the requirements of the UDO.

Conformance with Adopted Plans: The proposed revision conforms with several recommended strategies for the Civic Planning area by creating a space which can support social events and programmed activities (Strategy #1) and by improving pedestrian connections by mending broken links in the sidewalk network along Anderson Street (Strategy #5).

Future Development Uses: As part of the submittal, the application has provided a list of future uses that are envisioned for the site. These uses include the installation of a synthetic turf field surface and fencing, field lighting, and bleachers.

Major Site Plan Standards for Approval

Major Site Plans shall only be approved if Planning Commission finds that all of the following standards are met:

- 1) That it fully complies with all applicable requirements of this UDO;
The proposed parking lot revision meets all requirements of the UDO.
- 2) That it adequately protects other property or residential uses located on the same property from the potential effects of a non-residential use;
The proposed parking lot revision adequately protects other property from the potential effects of a non-residential use.
- 3) That it is not detrimental to the use and character of the surrounding properties;
The proposed parking lot revision is not detrimental to the use and character of the surrounding properties.
- 4) That it provides safe conditions for pedestrians or motorists and prevents the dangerous arrangement of pedestrian and vehicular ways; and
The proposed parking lot revision provides safe conditions and prevents the dangerous arrangement of pedestrian and vehicular ways.
- 5) That it provides safe ingress and egress for emergency vehicles.
The proposed parking lot revision provides safe ingress and egress for emergency vehicles. Site access is unchanged and on site access is improved by providing a widened drive as requested by the Franklin Fire Department.

Recommendation:

Staff recommends that Planning Commission approve the Major Site Plan revision with the following conditions:

- 1) The applicant provides a plan to City Staff for keeping athletic equipment (e.g. soccer balls, footballs, lacrosse balls, etc.) contained on the property for City Staff approval.
 - 2) the applicant includes masonry piers in regular intervals south of the parking lot along Anderson Street and 7th Street to be determined by the Planning Commission.
 - 3) The applicant works with City Staff to provide pedestrian access to the parking lot near the corner of 6th Street and Anderson Street.
 - 4) The applicant complies with all comments from the Franklin Fire Department.
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