



# PLANNING COMMISSION STAFF REPORT

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**To:** Planning Commission Members  
**From:** Liz Fields, AICP, Planner  
**Meeting Date:** February 12, 2025

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## **PC 25-05                      Amendments to Municipal Code**

**Project Overview:** The City of Franklin is requesting amendments to the City's Municipal Code Section 1109.02 Floodplain Overlay District and Chapter 1103 Definitions.

**Comments:** The City of Franklin is proposing text amendments to the City's Municipal Code to replace the existing floodplain regulations in Section 1109.02 with the Ohio Department of Natural Resources (ODNR) model flood damage reduction regulations. The associated definitions resulting from the update of Section 1109.02 are proposed to be added to Chapter 1103 Definitions.

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:

- 1) The proposed zoning district classification and use of the land will not materially endanger the public health or safety; and
- 2) 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

- 3) The proposed zoning district classification and use of the land will not substantially injure the value of the abutting property; and
  - 4) 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
  - 5) 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
  - 6) 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
  - 7) The proposed zoning district classification and use of the land will not cause undo traffic congestion or create a traffic hazard.
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