



PLANNING COMMISSION STAFF REPORT

To: Planning Commission Members
From: Liz Fields, AICP, Planner
Meeting Date: May 8, 2024

PC 24-08 Major Site Plan Revision – Franklin High School Parking Lot

Property Information: Location: Parcels #0431178001, 0431178011, 0431178010, and 0431178003 (140 East 6th Street)
Zoning: MU-1 & CV-1
Proposed Number of Spaces: 96 parking spaces

Project Overview: The applicant SHP c/o Mark Demko 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 96 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 a net increase of six standard parking spaces and one accessible parking space based on the approved Site Plan. At this time, no other development is proposed on parcel #0431178003 which will be left as open space. Access to the proposed parking lot will utilize the existing drives along East 6th Street and 7th Street. The applicant has not provided information regarding the need to demolish the existing parking facilities and reconstruct them with along East 6th Street other than stating that it is to serve the high school.

Landscape Plan: The proposed landscaping plan includes perimeter buffering landscaping along East 6th Street and Anderson Street in the form of evergreen shrubs 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 low deciduous shrubs and large deciduous trees.

Parking: The proposed parking area increases the number of parking spaces over that which was approved by the Planning Commission in PC 22-02 to provide seven additional parking spaces. The applicant has not provided information regarding the need for additional parking spaces or why the reconfiguration of the parking lot is necessary.

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

Conformance with Adopted Plans: Major changes to major site plans are reviewed under the same process as major site plans. Section 1115.08(k) lists standards for major site plan approvals. The first approval standard is that the site plan complies with “all applicable” UDO requirements. Section 1107.11 of the UDO deals with downtown zoning districts, and states the intent and purpose of the downtown districts is “to implement the vision and recommendations of the Downtown Franklin Master Plan” The proposed revision to construct a parking lot that abuts East 6th Street and Anderson Street does not conform with the recommendations of the Downtown Franklin Master Plan which includes discouraging street front parking as a high priority action item for the Mixed Use Planning Area. The action item specifically states, “As new development, redevelopment, and infill development occurs within the district, promote active street fronts with parking areas to the side and rear of the building.” Additionally, the Mixed Use Planning Area is envisioned to be a dynamic, walkable district that includes a variety of uses which provide an attractive and engaging gateway into Downtown Franklin. The parking lot at the proposed location does not support this vision.

Comments from Technical Review Committee: The Franklin Fire Division has submitted the following comments regarding the proposed Major Site Plan revision if it is to be approved:

1. The Franklin Fire Division requests that the new drive be widened from 24 feet to 26 feet to allow for fire aerial apparatus room to set up and still allow one vehicle to pass. We do understand that the current entrance appears to be 24 feet but request the rest of the new drive be widened to 26 feet as much as is practical.
2. In consideration of the collapse zone in the area of the auxiliary gymnasium, the building is 31 feet tall in this location and should have a collapse zone of 46.5 feet. The total area needed to account for the collapse area and maintain a fire department access road would be 49.5 feet from the curb for a 20-foot-wide access road and 55.5 feet from the curb for a 26 foot wide fire department access to be maintained in the existing parking lot.

Recommendation:

Staff recommends that Planning Commission deny the Major Site Plan revision for the following reasons:

1. The applicant has not provided sufficient information regarding the need for a parking lot revision that is counter to the recommendations of the Downtown Franklin Master Plan for an increase in seven parking spaces.
 2. The applicant has provided no information on the proposed use of the remainder of the parcel #0431178001. Staff requests that the applicant provide additional context to how the remainder of the site is to be developed.
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