



PLANNING COMMISSION STAFF REPORT

To: Planning Commission Members
From: Liz Fields, AICP, Planner
Meeting Date: March 13, 2024

PC 24-04 **Major Subdivision, Final Plat – Lot Combination & Right of Way Dedication**

Property Information: Location: 1061 N. Main Street & 1073 N. Main Street
 Zoning: I-1
 Current Use: Self-Service Storage Facility

Project Overview: KO Construction LLC c/o Steve Vandebossche is requesting approval of a proposed major subdivision for a lot combination and right-of-way dedication to facilitate the 17,600 square foot expansion of the KO Storage facility. A conditional use for the self-service storage facility and a major site plan for the expansion were approved by the Planning Commission during the June 14, 2023, meeting.

Comments: The major subdivision proposes the combination of 1061 N. Main and 1073 N. Main Street into one lot that will be approximately 7.56 acres and the dedication of approximately 0.4573 acres along N. Main Street as public right-of-way. The plat has been reviewed by Warren County and the City Engineer. The applicant will correct the plat as requested.

Recommendation: Staff recommends that the Planning Commission forward a recommendation of approval of the major subdivision for a lot combination and right-of-way dedication to Franklin City Council.
