



PLANNING COMMISSION STAFF REPORT

To: Planning Commission Members

From: Liz Fields, AICP, Planner

Meeting Date: December 10, 2025

PC 25-23

Amendments to Municipal Code

Project Overview: The City of Franklin is requesting amendments to the City's Municipal Code Chapter 1103 Definitions, Chapter 1107 District and Land Use Standards, Section 1109.05 Planned Unit Development Overlay District, Section 1109.06 Planned Residential Conservation Overlay District, Section 1111.04 Parkland Requirements and Standards, and Chapter 1115 Process and Procedures

Comments: The City of Franklin is proposing text amendments to the City's Municipal Code which are aimed at consolidating and modernizing the Planned Unit Development regulations, clarify the parkland requirement standards, and include use specific standards for "Large Equipment, Retail, Rental, and Repair. While the specific changes to the UDO are attached to this staff report, this report will provide an overview of the changes including and reorganization of existing sections.

Chapter 1103 Definitions: Chapter 1103 Definitions was modified as follows:

- 1) Removed the definition for "Conservation Development (or Planned Residential Conservation Overlay District)."
- 2) Modified the definition for "Development Plan" to remove reference to the Planned Residential Conservation Overlay District and removed "overlay" from "Planned Unit Development Overlay District."
- 3) Modified the definition for "Large Equipment" to remove trucks from the use and clarify that the definition does not include semi-trucks.
- 4) Included definition for "Planned Unit Development."

Chapter 1107 Districts and Land Use Standards: Chapter 1107 Districts and Land Use Standards was modified as follows:

- 1) Updated the use permissions in Table 1107.04-2 Nonresidential Districts Use Table for “Large Equipment, Retail, Rental, and Repair” from permitted in the I-1 and I-2 Districts to permitted with standards in the I-1 District and conditional with standards in the I-2 District.
- 2) Included use specific standards in Section 1107.10 Industrial Use Standards for “Large Equipment, Retail, Rental, and Repair” pertaining to the minimum lot size, development requirements, and performance standards.

Section 1109.05 Planned Unit Development Overlay District: Section 1109.05 Planned Unit Development Overlay District was modified as follows:

- 1) Renamed the Section “Planned Unit Development District” to reflect the transition of the PUD from an overlay district to a base zoning district.
- 2) Consolidated all PUD regulations from Chapter 1115 Process and Procedures to this Section.
- 3) Updated and modernized the general regulations for a PUD.
- 4) Included the requirement that a Zoning Map Amendment for a PUD contain proposed zoning regulations for the district.
- 5) Modified the procedure for a Final Development Plan to only require Planning Commission approval instead of Planning Commission and City Council approval.
- 6) Split modifications to a PUD into administrative, minor, and major and provided examples for what constitutes each modification type.
- 7) Included specific reference that a developer’s agreement is required as part of the Final Development Plan submittal.

Section 1109.06 Planned Residential Conservation Overlay District: Section 1109.06 Planned Residential Conservation Overlay District was modified as follows:

- 1) This Section was removed from the UDO.

Section 1111.04 Parkland Requirements and Standards: Section 1111.04 Parkland Requirements and Standards was modified as follows:

- 1) This Section was updated to only apply to subdivisions. All reference to this Section’s applicability to PUD’s was removed.

Chapter 1115 Process and Procedures: Chapter 1115 Process and Procedures was modified as follows:

- 1) The regulations in Section 1115.05 Planned Unit Development and Planned Residential Conservation Developments were removed from this Chapter. The PUD regulations were moved to Section 1109.05 and modified as referenced above.

- 2) All reference to Planned Residential Conservation Developments were removed.

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.

