



PLANNING COMMISSION STAFF REPORT

To: Planning Commission Members

From: Liz Fields, AICP, Planner

Meeting Date: April 10, 2024

PC 24-05

Reinvent Franklin 2040 Comprehensive Plan

Project Update:

The Planning Commission was introduced to the proposed Reinvent Franklin 2040 Comprehensive Plan at the March meeting as a discussion item. During this meeting the Planning Commission received an overview of the plan from the Warren County Regional Planning Commission. After the meeting, a copy of the plan was provided to the Planning Commission for their review.

Project Overview:

In 2021, the City of Franklin retained the Warren County Regional Planning Commission to assist with the creation of a citywide comprehensive plan. The Comprehensive Plan is a policy document that presents a unified vision for the future of the City.

Comments:

Reinvent Franklin 2040 is organized into eight main chapters. The **Introduction** chapter provides an overview of the planning context for the comprehensive plan update, background information, an overview of the planning process, and the priorities and vision of the plan.

The **Land Use** chapter provides a framework for all development related decisions. It is the critical foundation upon which all other sections are based and includes the future land use map and related polices and actions to guide growth and revitalization in an efficient pattern over the next 20 years.

The **Transportation** chapter guides future development of the City's roads and highways, and bike and pedestrian networks to support the City's desired land uses and urban form. The aim is to achieve a balanced and efficient transportation system for Franklin's expanding population and their corresponding needs.

The **Economic Development** chapter includes recommendations to enhance Franklin’s competitive advantages and build on its culture of innovation. It addresses ways to revitalize aging neighborhood and commercial corridors, assist local entrepreneurs, provide job training and education, and harness the benefits of tourism, visitation, and the creative industries. The chapter also provides guidance for intergovernmental cooperation in addressing regional economic development.

The **Housing** chapter includes recommendations on housing needs and encourages homeownership, revitalizing existing neighborhoods, incentivizing upper-story housing, supporting aging in place and universal access, and encouraging development that includes affordable and workforce housing.

The **Parks & Recreation** chapter addresses park planning and acquisition, greenway and trail planning and connectivity, open space conservation, capital improvement planning, and the preservation of special landscapes among other issues.

The **Quality of Life** chapter provides direction for governmental buildings, emergency services, schools, and libraries. A key focus for this chapter is managing limited resources, encouraging co-location, and supporting infill development. This chapter also addresses place-making to reinforce the design of Franklin’s business districts and commercial corridors.

The final chapter is **Implementation**. This chapter establishes a list of actions the City and other organizations can follow to best achieve the recommendations outlined in the plan. The action items are categorized by the chapter the implementation action falls under: Land Use, Transportation, Economic Development, Housing, Parks and Recreation, and Quality of Life. Each implementation action also includes which entity is responsible, a general time frame for completion, and relevant notes. This will help the City prioritize and plan for how these recommendations can fit into yearly work plans, budgets, and planning efforts.

Reinvent Franklin 2040 is based on data, research, existing conditions, public input, staff input, and City leadership input. It is a comprehensive approach and vision for Franklin that will serve the City well for many years to come!

Recommendation: Staff recommends that the Planning Commission forward a recommendation of approval of Reinvent Franklin 2040 to City Council.