



PLANNING COMMISSION STAFF REPORT

To: Planning Commission Members
From: Liz Fields, AICP, Planner
Meeting Date: July 10, 2024

PC 24-11 Major Site Plan – Walther Engineering Expansion

Property Information: Location: Parcel #0829101009 (3501 Shotwell Drive)
Zoning: I-2
Proposed Building Addition Size: 36,000 square feet
Proposed Number of Parking Spaces: 79

Project Overview: The applicant, Bunnell Hill Construction, Inc. is requesting approval of a major site plan to construct a 36,000 square foot addition to Walther Engineering located at 3501 Shotwell Drive.

Comments: Site Plan: The proposed site plan includes the development of the building addition located at the rear of the existing structure. The proposed building addition will be utilized for warehousing and production with additional loading docks and parking being proposed to support the expansion.

Landscape Plan: Additional landscaping is not proposed as part of this major site plan. The expansion will not be visible from Shotwell and constructing landscaping islands in the parking lot would limit the number of spaces and would push parking into the side of the hill which would necessitate the construction of retaining walls. As such, staff recommends that the Planning Commission consider waiving the parking requirement as authorized under Subsection 1111.06(m).

Parking: With the inclusion of the building addition, the total number of parking spaces required under the UDO is 107 spaces. Including the 27 spaces proposed as part of this major site plan, the site would contain a total of 79 spaces. While this number is less than the required number of spaces, the

applicant has stated that the proposed parking will provide adequate parking for all visitors and employees over three shifts at project completion and provide for future employment growth. As such, staff recommends that the Planning Commission consider waiving the parking requirement as authorized under Subsection 1111.07(s)(1). Subsection 1111.07(d) requires that all off-street parking and loading areas be adequately lighted with “full cut-off type” lighting that will be arranged to reflect light away from adjoining properties. As no lighting fixtures are proposed in the expanded parking facilities, staff requests that the applicant submit a lighting plan for staff approval.

Lighting: A lighting plan was submitted which conforms to the requirements of the UDO.

Building Design: The proposed expansion building is a pre-engineered metal building that will include masonry wainscot to match the existing building. As the proposed building will match the existing facility and will have minimal visibility from Shotwell Drive, staff recommends that the Planning Commission consider waiving the materials requirements as authorized under Subsection 1115.08(h)(2)(A).

Recommendation:

Staff recommends that Planning Commission approve the Major Site Plan with the following conditions:

- 1) The applicant shall comply with the comments from the City of Franklin Fire Department.
 - 2) The applicant shall provide the calculations for the detention basin to the City Engineer.
 - 3) The applicant shall provide an updated lighting plan which meets the requirements of Subsection 1111.07(d) for staff approval.
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