



312 PLUM STREET, SUITE 700 | CINCINNATI, OH 45202 | 513.381.2112

May 31, 2024

Barry Conway, City Engineer
City of Franklin
Building and Zoning Division
1 Benjamin Franklin Way
Franklin, Ohio 45005

Dear Mr. Conway:

The Franklin City School District respectfully requests that the parcels owned by the district and within the boundaries of East Sixth Street, Anderson Street, and East Seventh Street be rezoned from Downtown District MU-1 to Downtown District CV-1 to match the remainder of the Franklin HS site. This would allow for the future consolidated school parcel to be zoned to a single zoning district while allowing for consistent use across the district's property.

At the new Franklin HS, Franklin City Schools has been aware of the need for additional space for school programs and activities. They have also felt the practical need to provide a buffer space between the new Franklin HS and potential high-density Downtown District MU-1 uses that could include bars, breweries, distilleries, etc. The opportunity for Franklin City Schools to purchase the only remaining parcels of usable size that were adjacent to the new Franklin HS. To address their needs, they proceeded to purchase these parcels.

These parcels were purchased by the district between *September and November of 2021* and at the time were zoned Commercial District C-2 (former Save-A-Lot) and Residential R-3 (parcels on Anderson and Seventh Streets). The significant majority of the total area of these parcels were zoned Commercial District C-2. This district is intended for low intensity retail use and permits Junior/High Schools as a conditional use.

These parcels were rezoned to Downtown District MU-1 with an effective date of *March 8, 2023* following an approval on *February 6, 2023*. For clarity, parcel ID 04-31-178-007 was zoned Office District O-1, prior to the effective date of the current zoning map. This was consistent with the parcels associated with the former Franklin JHS, Hampton Bennett, and transportation facility uses. It has since been rezoned to Downtown District MU-1. It is unclear why this parcel was rezoned when the other existing district parcels were converted to Downtown District CV-1.



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This specific parcel was included in the approved Major Site Plan and it had been part of the former Franklin City School District's transportation facility.

The rezoning of these parcels from Downtown District MU-1 to Downtown District CV-1 would keep these parcels within the Downtown District, with its general requirements, while allowing for the Franklin City School district to use these parcels consistently across their contiguous property. Junior/Senior High Schools are a permitted use in the Downtown District CV-1.

Franklin City Schools have indicated that they are willing to collaborate with the city on the use of the parcels related to this rezoning request, as well as the remainder of their property. The Downtown Franklin Masterplan encourages parking on the edges of the downtown area and specifically notes Downtown District CV-1 as being an opportunity for, "supplementary parking and event spillover space". The Franklin HS site currently provides parking and open spaces that can be used to support community programming (event overflow, pop up spaces, etc.) as described in the Reinvent Franklin 2040 Comprehensive Plan. This opportunity to collaborate allows for many ways that the Franklin City Schools' property can support the Downtown Districts as a whole.

The proposed rezoning should have no negative impact on public health and safety. It is our opinion that this improves the overall quality of the Franklin HS campus for the community as a whole by promoting efficient and flexible land use. This request will not have a negative impact on the value of abutting properties as, practically, it is not changing the use of Franklin City School property. The parcels included in this request (2.7 acres of a total of 23.8 acres), represent 11% of the overall Franklin HS Campus. As noted above, the proposed rezoning would allow for use of these parcels in support of the existing school use as well as opportunities for collaborative efforts with the City of Franklin in support of the downtown core.

We believe that the request to rezone these parcels is a reasonable request. These parcels involved are not in the middle of the Downtown District MU-1 nor are they surrounded by other parcels zoned MU-1. They are on the edge of this district and the Franklin HS campus is predominantly surrounded by lower intensity districts including Downtown District TN-1, Commercial District C-2, and Residential PAR. The request to be rezoned consistent with the much larger Franklin HS campus parcels which have been consistently used by the Franklin City School District for many decades.

Thank you for your time and consideration



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Sincerely,

A handwritten signature in black ink, appearing to read "Russell Miller", with a stylized flourish at the end.

Russell Miller, AIA, LEED AP BD+C
Project Manager
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Email: rmiller@shp.com