



City of Franklin Ohio
MAJOR SITE PLAN APPLICATION
Project – Slip Case Brewing
April 29, 2024

5.

- A. Whether the proposed use fully complies with all applicable requirements of the UDO;

Response: The proposed Slipcast Brewing is principally permitted use in the Mixed Use (MU-1) District. The proposed development meets all the development standards for the Mixed Use (MU-1) District.

- B. Whether the proposed use or addition will adequately protect adjacent property, or residential uses located on the same property from the potential adverse effects of a non-residential use;

Response: The buildings and outdoor areas meet setback requirements and are sufficiently set back from adjoining properties. Additionally, screening will be provided per city code requirements, particularly along the northerly boundary line. Also, access will be provided and improved to the existing garages on the properties to the north of the proposed Slipcast development.

- C. Whether the proposed use or addition will be detrimental to the use and character of surrounding properties;

Response - The proposed Slipcast Brewing is a principally permitted use in the MU-1 zone and will add a diverse mix of uses and intensity to catalyze development throughout downtown Franklin.

- D. Whether the proposed use or addition will provide safe conditions for pedestrians and motorists and prevents the dangerous arrangement of pedestrians and vehicular ways;

Response - Vehicular access will only be from the alley. Streetscape improvements to match the City Main Street plan will be constructed along 6th Street and will provide new sidewalks which will connect to the Slipcast site as well as the existing sidewalk system along Riley Boulevard.

- E. Whether the proposed use will provide adequate parking and/or loading facilities and lighting systems;

Response - parking will be provided on site and all parties acknowledge street parking will be in play. Overflow parking will be provided in the proposed City parking lot on the westerly side of the adjoining alley. Loading facilities outlined on site plan submittal and meet all applicable codes. Lighting – photometric included in submittal and yes, it meets all applicable code requirements.

- F. Whether the proposed use will provide adequate utility, waste disposal, storm water drainage, water and sanitary services;

Response - Development agreement with the City approved, all utilities are in place and storm will be tied into public storm system.

- G. Whether the proposed use will provide safe ingress and egress for emergency services vehicles;

Response - Yes, public streets one side, public alley on one side, providing access to emergency vehicles on three sides.

- H. Whether the proposed use will provide required landscaping, fencing or walls;

Response - Yes landscaping will be provided per applicable code, both streetscape and site and included in this submittal.