



**AMERICAN ROOFING & METAL
250 INDUSTRIAL DRIVE
FRANKLIN, OH 45005**

**PROPOSED NEW FABRICATION SHOP
MAJOR SITE PLAN APPLICATION**

May 1, 2026

Supporting Narrative

This proposal involves developing a new +/- 12,000 SF Fabrication Shop on an undeveloped lot to support the continued growth of American Roofing & Metal. Increasing demand has created the need for additional space to improve efficiency, expand production capacity, and accommodate modern equipment.

The facility is designed to complement surrounding structures through compatible materials, scale, and site planning, ensuring it integrates well with the existing environment. The project will also make productive use of vacant land while supporting local economic activity.

Overall, the proposed fabrication shop is a strategic investment to enhance operations, meet rising demand, and ensure long-term success.

Statement

A. Compliance with the Unified Development Ordinance (UDO)

The proposed development complies with all applicable requirements of the Unified Development Ordinance. The subject property is zoned I-2 (General Industrial District), which is intended to accommodate a broad range of industrial uses. The proposed fabrication use, along with associated limited warehouse space, is permitted within this district. The proposed building and site layout meet all applicable dimensional standards, including setbacks, height, and lot coverage requirements.

As part of this application, the Owner is requesting Planning Commission approval to allow warehousing as a secondary use to occupy up to 50 percent of the total building area. The requested increase is intended to support the operational needs of the fabrication use.

B. Protection of Adjacent Properties

The proposed use will adequately protect adjacent properties from potential adverse effects. The primary adjacent property is owned and operated by American Roofing & Metal, and the proposed development is intended to function in coordination with this existing use. All other adjoining properties are industrial in nature and are located across the street from the subject site. Given the compatible industrial context, no negative impacts to nearby properties are anticipated.

C. Compatibility with Surrounding Area

The proposed development will not be detrimental to the use or character of surrounding properties. The building is designed to be consistent with the scale, massing, and material palette typical of surrounding industrial structures, ensuring compatibility with the established character of the area.

D. Pedestrian and Vehicular Safety

The site will provide safe conditions for both pedestrians and motorists. While pedestrian activity in the area is limited, the proposed development will not impede pedestrian movement. Vehicular access points have been designed to maintain safe and efficient traffic flow, without creating conflicts or hazardous conditions on adjacent roadways.



E. Parking, Loading, and Lighting

The development will include adequate parking and loading facilities in compliance with UDO requirements for the proposed fabrication use. In addition, the project is designed to improve overall circulation and operational efficiency for the existing American Roofing site. Lighting will be provided in accordance with applicable standards to ensure safety while minimizing off-site impacts.

F. Utilities and Services

The proposed development will be adequately served by existing utilities, including water, sanitary sewer, stormwater drainage, and waste disposal systems. All services will be provided in compliance with applicable regulations.

G. Emergency Access

The site design provides safe and adequate ingress and egress for emergency service vehicles. Access points and circulation have been reviewed and comply with applicable fire and safety requirements.

H. Landscaping, Screening, and Buffering

The development will include all required landscaping and screening as required by UDO standards. These elements will help integrate the site with surrounding properties and minimize visual impacts.

Exterior Façade Design Standards: Building Material Waiver Request [1115.08 (h)(2)(A)]

The Applicant respectfully requests a waiver from the City's permitted building materials indicated in the application to allow the use of integrally colored split-face CMU, architectural metal siding, and a metal roofing system for the proposed building within the industrial zoning district.

The intent of this request is to ensure the building is compatible with the established character of the surrounding area. The subject property is located among existing industrial buildings that predominantly utilize metal siding and CMU construction. Additionally, the proposed structure will be adjacent to a building under the same ownership, and the selected materials and color palette are intended to complement that existing facility, creating a cohesive and unified appearance across the site.

While the ordinance emphasizes more traditional or residential-style materials, the proposed materials are standard for industrial development and are well-suited in terms of durability, maintenance, and function. The integrally colored CMU will provide a long-lasting, consistent finish, while the metal siding and roofing will be factory-finished in colors that align with nearby structures.

The building design will incorporate façade articulation and variation in materials and colors to avoid a monotonous appearance, consistent with the spirit of the ordinance. In addition, landscaping will be provided in accordance with the Unified Development Ordinance to further enhance the visual quality of the site.

This request maintains the intent of the façade standards by promoting a cohesive, high-quality development while allowing materials that are more appropriate for the industrial context. Approval of this waiver will result in a building that is both functional and visually consistent with the surrounding area.