



LEGISLATIVE COVER MEMO

Introduction: April 20, 2026

Public Hearing: May 4, 2026

Effective Date: June 3, 2026

Agenda Item: **Ordinance 2026-05**

APPROVING THE MAJOR SUBDIVISION FOR THE RIGHT OF WAY DEDICATION ON E 2ND STREET (STATE ROUTE 73) FOR THE REALTY LINK DEVELOPMENT (VALVOLINE & DUTCH BROS).

Submitted by: Eric Damian, City Engineer

Scope/Description: As part of the development review process, a Traffic Impact Study was completed and accepted by the City, which identified the need for a new right-turn lane on East 2nd Street. This improvement will function as part of the public roadway and requires right-of-way dedication along the site frontage.

The subdivision will also create two lots of approximately 0.6047 acres and 0.7434 acres.

After holding a public hearing on the request, Planning Commission voted at its April 8, 2026 meeting, unanimously (5-0) to make a recommendation to City Council to approve this Major Subdivision.

Vote Required for Passage: Per Section 4.03 of the City Charter, passage requires the concurrence of a majority of Council members present.

Exhibits: Exhibit A: Record Plan

Recommendation: Staff recommend that City Council approve the Major Subdivision.

CITY OF FRANKLIN, OHIO
ORDINANCE 2026-05

**APPROVING THE MAJOR SUBDIVISION FOR THE RIGHT OF WAY DEDICATION ON E 2ND STREET (STATE ROUTE 73)
FOR THE REALTY LINK DEVELOPMENT (VALVOLINE & DUTCH BROS).**

WHEREAS, pursuant to Section 1115.06 of the City of Franklin Uniform Development Code, the City of Franklin Planning Commission, at its April 8, 2026 regular meeting, voted unanimously (5-0) to recommend approval of the Major Subdivision for the Realty Link Development, which includes right-of-way dedication along E 2nd Street (State Route 73) and creates two lots of approximately 0.6047 acres and 0.7434 acres; and

WHEREAS, City Council finds it to be in the best interests of the health, safety and welfare of the City and its residents to accept Planning Commission’s recommendation and approve the Major Subdivision for the Realty Link Subdivision as shown on Exhibit A.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FRANKLIN, WARREN COUNTY, OHIO THAT:

Section 1. Council hereby approves the Major Subdivision for the Realty Link Subdivision as shown on Exhibit A and accepts Planning Commission’s recommendation.

Section 2. The Mayor, on behalf of Council, the City Manager, City Engineer, Clerk of Council and Planning Commission Chairperson are hereby authorized to endorse the Record Plan and any other documentation necessary to record this Record Plan with the Warren County Auditor and Warren County Recorder.

Section 3. All ordinances or parts of ordinances that conflict with this Ordinance are hereby repealed.

Section 4. It is found that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council that resulted in this formal action occurred in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code, and the Rules of Council.

Section 5. This Ordinance shall become effective on June 3, 2026.

INTRODUCED: April 20, 2026

ADOPTED: May 4, 2026

ATTEST: _____
Khristi Dunn, Clerk of Council

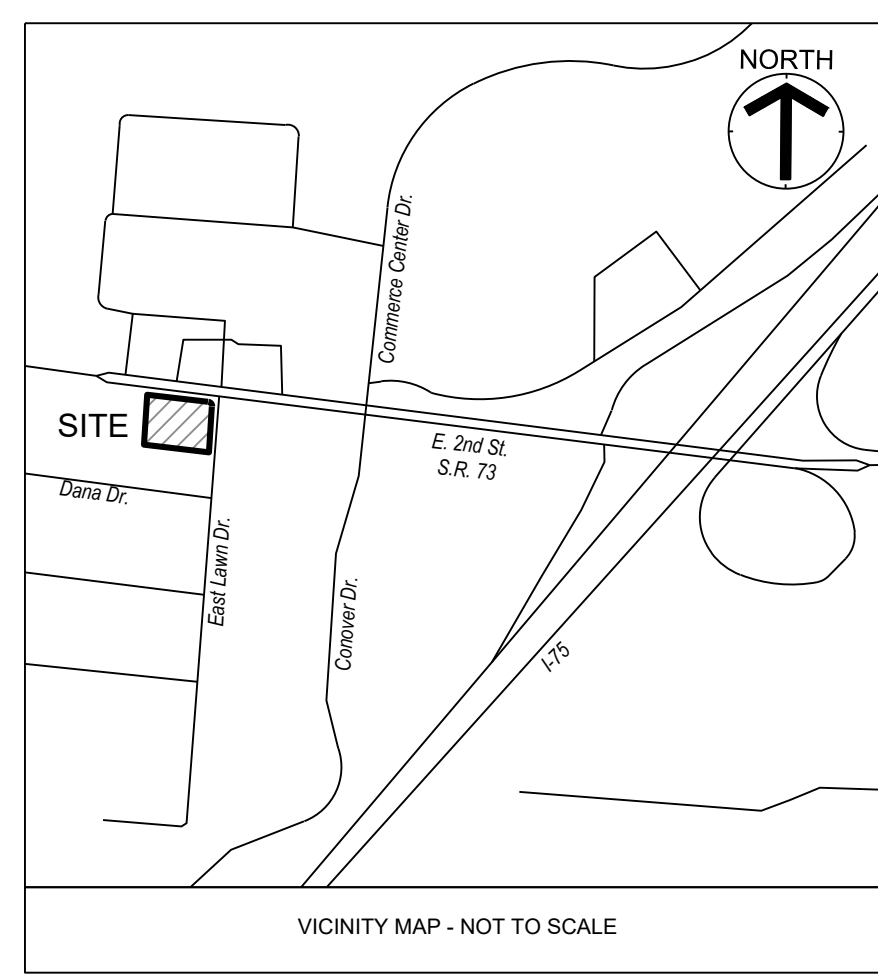
APPROVED: _____
Brent Centers, Mayor

CERTIFICATE

I, the undersigned Clerk of Council for the Franklin City Council do hereby certify that the foregoing is a true and correct copy of Ordinance 2026-05 passed by that body on May 4, 2026.

Khristi Dunn, Clerk of Council

Approved as to form: _____
Ben Yoder, Law Director



OWNER'S STATEMENT

We, the undersigned, do hereby dedicate Second Street (State Route 73) and East Lawn Drive, as shown hereon, to public use for street purposes forever. We also guarantee the payment of all taxes and assessments that are a lien on said property on the date of acceptance.

Owner: _____
 Signed: _____
 Printed Name: _____
 Title: Authorized Signatory

NOTARY STATEMENT

State of Ohio, S.S.
 County of _____
 This certificate relates to an acknowledgement in which no oath of affirmation was required to be administered to the signer(s) under O.R.C. 147.542 (D)(1). The foregoing instrument was acknowledged before me, a Notary Public in the County and State written above, this _____ day of _____, 2026. In testimony whereof, I have set my hand and Notary Seal on the day and date above written.

Notary Public
 Commission Expires: _____

DEED REFERENCE

Situated in Section 26, Town 2, Range 5, M.Rs., Franklin Township, City of Franklin, Warren County, Ohio, being all of Lots 8, 9 and 10 of Franklin Heights Subdivision recorded in Plat Book 3, Page 165, conveyed to Realty Link by deed recorded in Deed Number _____ Containing 1.5798 acres.

SURVEYOR'S NOTES:

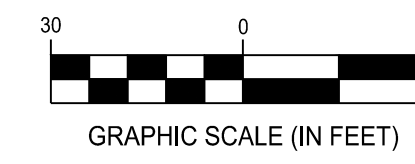
- All data sources, documents and records shown hereon are on file in the Warren County Recorders Office located in Lebanon, Ohio
- All monumentation shown hereon is in good condition unless otherwise noted.
- Surveyed prepared from fieldwork completed in January, 2026.
- Occupation in general matched the survey.
- Bearings based on U.S. State Plane Coordinate System, NAD83 (2011), GEOID 18(CONUS), Ohio South (3402), established from using the Ohio Real Time Network (RTN) provided by the Ohio Department of Transportation.

SURVEYOR'S CERTIFICATION:

I hereby certify that this plat of survey was prepared under my direct supervision, and based on an actual field survey, completed in January of 2026, and was made in accordance with the state of Ohio minimum standards for boundary surveys, OAC 4733-37

Sean T. Brooks, Ohio PS No. 8828 Date _____
 brooks@cesoinc.com
 3601 Rigby Road Suite 300
 Miamisburg, Ohio 45342
 (937) 435-8584

**Record Plan
 Realty Link**
 Situated in Section 26, Town 2, Range 5, M.Rs.,
 Franklin Township, City of Franklin,
 Warren County, Ohio
 April 2026



SURVEY MONUMENT LEGEND

- - 5/8" Iron Pin Set w/cap CESO, Inc
- ⊙ - Iron Pin Found as Described
- - Iron Pipe Found as Described
- ⊗ - PK Nail/Mag Nail Found
- - Mag Nail Set

- Boundary Line
- Property Line
- - - Old Lot Line
- - - R/W Right-of-Way Line
- - - Setback Line
- - - Easement Line

APPROVALS:

CITY COUNCIL:

I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, THIS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF FRANKLIN, OHIO.

CLERK _____ ORDINANCE NO. _____

PLANNING COMMISSION:

I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF FRANKLIN, OHIO.

CHAIRPERSON _____

CITY MANAGER:

I HEREBY APPROVE THIS PLAT ON THIS _____ DAY OF _____.

CITY MANAGER _____

CITY ENGINEER:

I HEREBY APPROVE AND ACCEPT THIS PLAT ON THIS _____ DAY OF _____.

CITY ENGINEER _____

COUNTY AUDITOR:

RECEIVED AND TRANSFERRED ON THIS _____ DAY OF _____ AT _____ M

CITY ENGINEER _____ COUNTY AUDITOR _____

NAME _____

COUNTY RECORDER:

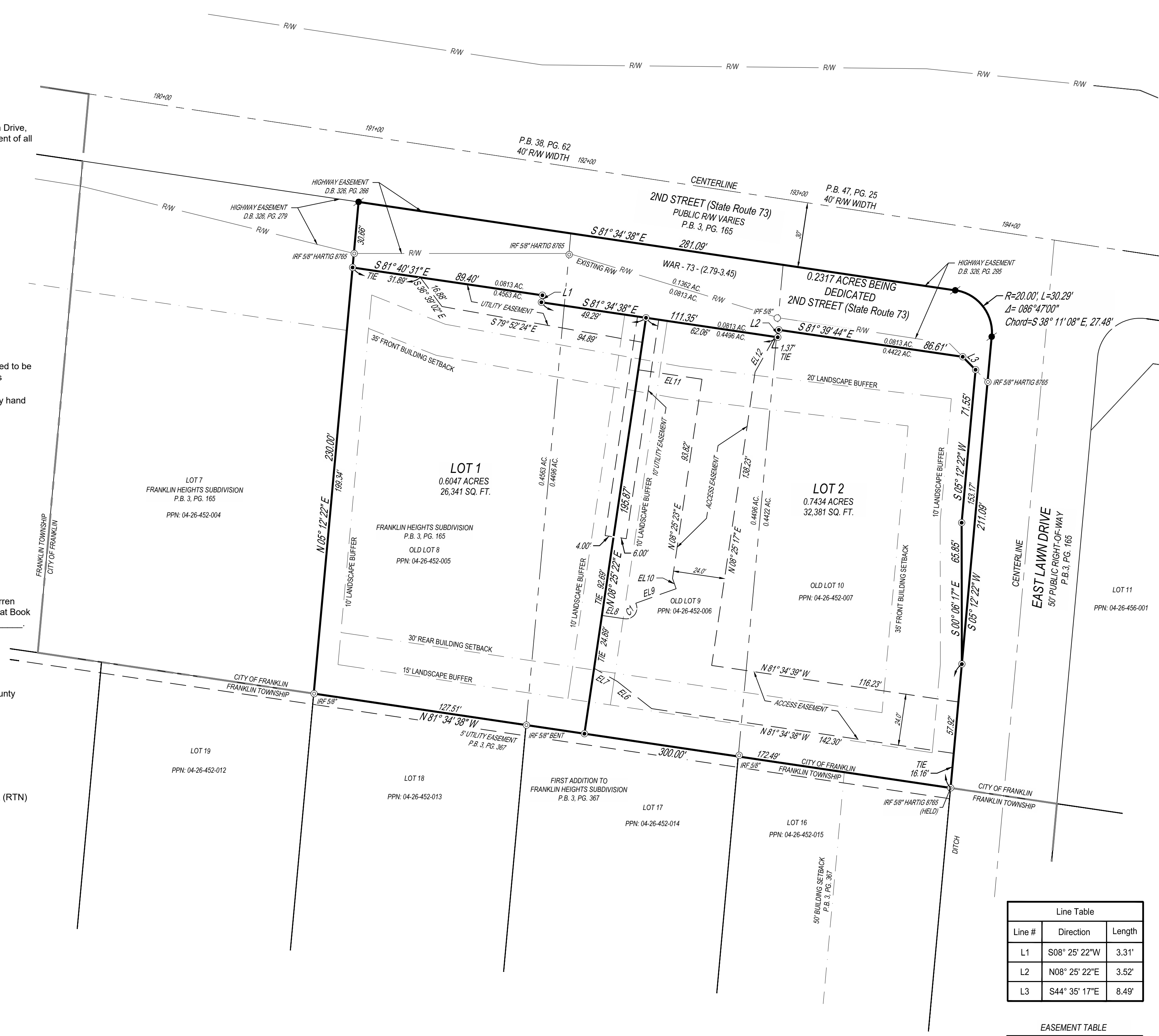
RECEIVED ON THIS _____ DAY OF _____ AT _____ M

RECORDED ON THIS _____ DAY OF _____ AT _____ M

RECORDED IN PLAT BOOK NUMBER _____ ON PAGE _____

FEE _____

DEPUTY _____ COUNTY RECORDER _____



Line #	Direction	Length
L1	S08° 25' 22"W	3.31'
L2	N08° 25' 22"E	3.52'
L3	S44° 35' 17"E	8.49'

Line #	Direction	Length
EL6	N51° 34' 46"W	20.41'
EL7	N60° 31' 26"W	12.44'
EL8	S81° 34' 38"E	10.66'
EL9	N70° 15' 38"E	20.00'
EL10	N19° 44' 21"W	5.05'
EL11	N81° 34' 38"W	30.00'
EL12	N29° 21' 00"E	18.74'

EASEMENT TABLE					
CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE	TANGENT
EC1	5.04'	11.00'	N35° 39' 21"E, 8.94'	125° 01' 13"	9.69'

AREA CALCULATIONS:		SIDEWELL TABLE	
LOT 1 =	0.6047 ACRES	OLD	04-26-452-005 LOT 8
LOT 2 =	0.7434 ACRES	OLD	04-26-452-006 LOT 9
RW DEDICATION =	0.2317 ACRES	OLD	04-26-452-007 LOT 10
TOTAL AREA =	1.5798 ACRES	NEW	04-26-452-008 LOT 1
		NEW	04-26-452-009 LOT 2
		NEW	04-26-452-010 RW 0.2317 AC.
			NO REMAINDER



Realty Link
 Section 26, Town 2, Range 5, M.Rs.,
 Franklin Township, City of Franklin, Warren County, Ohio

Revisions / Submissions		
ID	Description	Date

© 2023 CESO, INC.
 Project Number: 767517-01
 Scale: 1" = 30'
 Drawn By: CTT
 Checked By: STB
 Date: 04/16/2026
 Issue: _____

Drawing Title:
Record Plan
 1 of 1

OWNER/DEVELOPER:
 REALTY LINK
 4209 AUTUMN LANE
 BIRMINGHAM, AL 35243
 PHONE: (205) 332-3433
 FAX: (205) 536-6221
 CONTACT: JOHN WATSON

SURVEYOR/ENGINEER:
 CESO, INC.
 3601 RIGBY ROAD, SUITE 300
 MIAMISBURG, OHIO 45342
 (937) 435-8584