

August 19, 2025

City of Franklin
1 Benjamin Franklin Way
Franklin, OH 45005
Attn: Liz Fields, AICP

RE: Casey's Franklin, OH - Major Site Plan/Conditional Use Review Letter

Dear Ms. Fields:

We are in receipt of your Major Site Plan/Conditional Use Review comments dated August 12, 2025, for the above-referenced project, to which we provide the following responses. Your comments are reiterated below with corresponding responses for each. Please review these responses, along with revised drawings at your earliest opportunity so Casey's may obtain the permits necessary to begin construction.

- 1) Sheet C-101 indicates that the proposed 6-foot privacy fence will extend past the front of the building and into the front yard. While a 6-foot privacy fence may be located in the secondary front yard (east Lawn Drive) it may not encroach into the primary front yard.
Response: Addressed. The proposed 6-foot privacy fence has been revised. Refer to sheet C-101.
- 2) Sheet C-700 indicates that a 20x20 dumpster enclosure will be provided but does not provide the material for the enclosure. The preference of the City would be for the dumpster enclosure to be constructed of brick to match the building and fuel canopy, however a 6-foot wood enclosure would also meet the requirement of Section 1111.06(i)(2).
Response: Addressed. Enclosure material has been added to Site Plan Coded Note #9. Refer to sheet C-101.
- 3) The proposed rear yard setback for the Casey's building is 29.7 feet while the requirement is 30 feet. Please update the site plan to demonstrate compliance with this requirement.
Response: Addressed. Site Plan has been updated. Refer to sheet C-101.
- 4) The type "E" buffer yard requires a buffer yard of 15 feet as well as three deciduous trees, four evergreen trees, and four evergreen shrubs per every 100 linear feet of buffer yard.
Response: Addressed. Landscape Plan has been updated. Refer to sheet C-700.
- 5) Section 1111.06(j)(2) requires parking areas between 16,000 and 29,999 square feet provide a landscape area equal to five percent. The proposed parking area is 26,000 square feet which would require a landscape area of 1,300 square feet. The landscape plan indicates that only 90 square feet will be provided with an additional 1,217 square feet being relocated to the western side of the property due to site constraints. As this requirement is not met and an alternative is being proposed, please submit a letter requesting that the Planning Commission waived the interior landscaping area requirement.
Response: See Waiver Request.

- 6) The minimum size of a landscape island or peninsula is 200 square feet with a minimum width of 10 feet per Section 1111.6(j)(2)© while the landscape plan indicated that only 90 square feet is provided. Please update the landscaping plan to increase the size of the landscape island or request that Planning Commission modify the minimum size of a landscape island.
Response: See Waiver Request.
- 7) The landscaping plan does not include the required plant materials for the interior of parking areas pursuant to Section 1111.06(j)(3)(A) which requires one deciduous for every 3,000 square feet of parking area or for every 10 parking spaces.
Response: Addressed. Landscape Plan has been updated. Refer to sheet C-700.
- 8) Please submit a statement demonstrating that all requirements under Section 1111.08(h)(11) are met.
Response: Addressed.
- 9) Section 1111.08(h)(11)© requires that electronic message centers be located a minimum of 250 feet from any residential use. Please provide the distance between the proposed sign and the adjacent neighboring property.
Response: 250' of distance between the sign and neighboring residential property cannot be met due to property dimensions. Casey's will request a variance for this requirement.
- 10) Provide the area of landscaping around the electronic message center to demonstrate compliance with Section 1111.08(h)(2)(G)(i).
Response: Addressed. Landscape Plan has been updated. Refer to sheet C-700.
- 11) Please submit a statement demonstrating that all of the specific use requirements for an Automobile Fueling/Chargin Station in Section 1107.09© are met
Response: Addressed. See updated Conditional Use Statement.

We greatly appreciate your partnership through your prompt review of these responses and for working with us and Casey's to make the Permit(s) available as soon as possible, so construction may begin on this project.

Should you have any further questions, please do not hesitate to contact me.

Respectfully,

Paul Hanson
Program Director
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