



CINCINNATI COMMERCIAL CONTRACTING

YOUR CHOICE FOR QUALITY

Subject: Interstate Utility - Major Site Plan Application

August 20, 2025

Dear Franklin Planning Commission,

Please see the attached documents that are included for our Major Site Plan Application.

1. Please see attached and notarized affidavit.
2. Please see attached legal descriptions of the property.
3. Property Owners contiguous to the proposed development:
 - a. IMMOBILTEC USA, INC.
 - b. HUHTAMAKI, INC.
 - c. NC WORKS, INC.
 - d. VOELKER INVESTMENT COMPAN
 - e. BND PROPERTIES III, LLC
 - f. THOMAS, WANDA M. & BANKS,
4. Interstate Trailer has outgrown its facility in Cincinnati and has decided to move the facility to Franklin. This will allow Interstate Trailer to expand its presence north of the Cincinnati area. We are proposing a new 53,241 sf. semitrailer service facility on the 17.5 acre site on Commerce Center Drive in Franklin, Ohio. The building will house sixteen service bays a retail parts showroom, parts storage warehouse, and supporting office spaces.
5. Detailed Statements:
 - a. We believe our proposal complies with the intent of the Franklin County Unified Development Ordinance with the following exception:
 - i. Interior parking lot islands. Please see included "Formal Waiver Request – Landscaping in Trailer Parking".
 - ii. We suggest Pre-Finished Texture Wall Panels by Butler Manufacturing on the Commerce Center Dr and I-75 sides which will be viewable from the road. On the walls for the non-prominent service area that are only visible from on site, utilizing the Shadow Wall by Butler Manufacturing. Please see "Formal Waiver Request – Material in Service Area".
 - b. Our proposal is a permitted use within the district and does not cause an adverse effects to the surrounding properties.
 - c. Our proposal is a permitted use within the district and is not detrimental to the surrounding properties.
 - d. Our proposal will meet the requirements of the City Engineer and will not provide unsafe conditions for pedestrians or motorists.
 - e. Our proposed building will provide adequate parking for visitors and employees per the Franklin Zoning Code as well as required loading/unloading zones. Lighting will comply with the Franklin Zoning code. Refer to the attached photometric plan for specific information.
 - f. Our proposal will provide adequate utility, waste disposal, stormwater drainage, water, and sanitary services.
 - g. Ingress and Egress from the facility has been designed to the operational needs of the facility and shall be verified with the appropriate agencies within Franklin to verify they are in agreement with the design.
 - h. Our proposal will provide the required landscaping, fencing, and walls necessary to meet the intent of the code.

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6. Please see Site plans on sheet C300.
7. Please see topographic plans on sheet C500.
8. Please see attached landscaping plan on sheet L100. Please see included "Formal Waiver Request – Landscaping in Trailer Parking".
9. Please see colored renders on sheet RND1 & RND2
 - a. Tripartite explanation below:
 - i. The office portion of the building will have cast stone veneer up to 10' and EIFS above that to the roof line. The front wall of the building will have a parapet extending above the roof line for roof concealment. The overall parapet height is 21'-6" above the ground.
 - ii. The Service building perimeter walls will consist of split face CMU to 10'-0" above the finished floor, and prefinished metal wall panels. The top +/-4' of the walls will have an opaque, translucent wall panel installed to allow natural daylight into the facility. The CMU block will be painted to match the office walls and the metal panels will be a solar white.
 - iii. All gutters and downspouts will be painted red to match the corporate colors of Interstate Trailer.
 - iv. The roof will be a standing seam, metal panel system with an ALZN (galvanized) finish.
 - b. The elevations have been designed to keep blank walls to a minimum by the use of color, windows, changes in materials and doors.
 - c. We have utilized the following materials:
 - i. Cast Stone, EIFS, pre-finished metal wall panels, split face CMU, glass in aluminum framed windows and in overhead doors, pre-finished metal wall panels, and a standing seam metal roof system.
 - d. In an attempt to add interest to the building we do incorporate in excess of the 4 maximum building materials however, we do not exceed that number on each portion of the building (office portion/service portion);
 - i. The office consists of:
 1. Cast Stone
 2. EIFS
 3. Glass
 4. Limited amount: Pre-finished metal architectural metal wall panels at the Entry Feature.
 5. Standing seam metal roof.
 - ii. The service building consists of:
 1. Split Face CMU
 2. "Shadowall" pre-finished metal wall panel
 3. Translucent wall panel
 4. "Texture Wall" pre-finished metal wall panel
 5. Standing seam metal roof.
 - e. Colored elevations and renderings have been provided depicting the proposed color scheme.
10. See attached floor plans/site plans denoting shape, size, location, floor area, proposed finish floor elevations of proposed structure.
11. See attached lighting plan & photometric plan noting parking and site lighting. As well as cut sheets on proposed pole and luminary heights.

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12. Please see attached Summary Table on Sheet C300.
13. Please refer to the utility plan sheets (C400 series drawings) included with the application package for the proposed storm sewer system and the proposed detention basins. As discussed with City staff during the pre-application meeting on July 16, 2025, a detailed drainage report will be included with submittal of the final construction drawings after zoning approval has been obtained.
14. There will not be separate phases of this development
15. Sign Graphics Plan information:
 - a. See attached site plan sheet C300 showing signage locations.
 - b. There are no existing signs on the property.
 - c. See attached building elevations on A2.1, monument sign drawing, and pole sign drawing on sheet SN1.
 - d. See attached building elevations on A2.1, monument sign drawing, and pole sign drawing on sheet SN1.
 - e. See attached building elevations on A2.1, monument sign drawing, and pole sign drawing on sheet SN1.
16. Please see attached Trip Generation Letter showing approximate traffic entering and exiting the facility each day.
17. Application Fee was hand delivered to your office on 8/1/2025.

Respectfully Submitted,

Christian Stone
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