



# PLANNING COMMISSION STAFF REPORT

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To: Planning Commission Members  
From: Liz Fields, AICP, Planner  
Meeting Date: April 8, 2026

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## PC 26-06 Major Site Plan – Valvoline

**Property Information:** Location: Parcels #0426452005, 0426452006, and 0426452007 (1276, 1288, 1296 E. 2<sup>nd</sup> Street (Route 73))  
Zoning: C-1 “General Commercial District”  
Proposed Use: Automobile Service/Repair, Light  
Property Size: 1.44 acres  
Proposed Building Size: 1,467 sq. ft.  
Proposed # of Parking Spaces: 9 spaces

**Project Overview:** The applicant, OH Franklin East 2<sup>nd</sup>, LLC c/o John Whitson, is requesting approval of a major site plan for the construction of a 1,467 square foot Valvoline facility located at 1276, 1288, 1296 E. 2<sup>nd</sup> Street (Route 73).

**Comments:** Site Plan: The proposed development consists of a Valvoline facility located approximately 50 feet from the E. 2nd Street right-of-way. The site includes nine parking spaces situated along the western side of the property.

The property is interconnected with the adjacent Dutch Bros development at the corner of E. 2nd Street and East Lawn Drive via a proposed access easement and, therefore, does not include direct access points. Vehicular access will be provided via a right-turn lane on E. 2nd Street, as well as a shared curb cut located at the rear of the Dutch Bros site. Pedestrian access is accommodated by a designated striped walkway that connects the development to a proposed sidewalk along E. 2<sup>nd</sup> Street.

## Landscape Plan:

**Overall:** The landscape plan proposes approximately 197 plantings across the Valvoline and Dutch Bros sites, including a mix of deciduous trees, evergreen trees, shrubs, perennials, and grasses. These plantings are distributed along the site perimeter and around the foundation of the Valvoline facility.

**Perimeter Lot Landscaping:** The subject property abuts both residential and commercial uses, triggering two distinct buffer yard requirements.

### *Buffer Yard A*

Per Table 1111.06-2, areas adjacent to commercial properties require a "Buffer Yard A," consisting of a 10-foot-wide buffer with two deciduous trees, two evergreen trees, and two deciduous shrubs per 100 linear feet.

The site abuts NAPA Auto Parts to the west and Dutch Bros to the east, requiring buffers along both property lines. The west property line includes approximately 205.9 linear feet of buffer, requiring five evergreen trees, five deciduous trees, and five shrubs; these are provided per the landscape plan. The east property line includes approximately 148.6 linear feet of buffer, requiring three evergreen trees, three deciduous trees, and three shrubs; these are also provided.

### *Buffer Yard E*

For areas adjacent to residential uses, "Buffer Yard E" is required. This includes a 30-foot-wide buffer, along with two deciduous trees, two evergreen trees, and two deciduous shrubs per 100 linear feet.

The site borders existing residential dwellings along the south property line, where approximately 127.5 linear feet of buffer is required. This results in a minimum requirement of three evergreen trees, three deciduous trees, and three shrubs. The landscape plan meets these requirements and also includes a continuous six-foot fence along the southern boundary.

**Screening of Trash Receptacles:** The applicant is proposing to fully enclose the proposed dumpster located behind the Valvoline facility with a masonry enclosure matching the design of the principal building which meets the requirements of Section 1111.06(i).

**Interior Parking Area Landscaping:** Section 1111.06(j)(2)(A) requires interior parking lot landscaping for open parking areas containing more than 16,000 square feet of area or 50 parking spaces. As the parking area is proposed to be 12,436 square feet, this standard is not applicable.

**Lot Interior Landscaping:** Section 1111.06(k)(1) requires three deciduous trees for each 100 feet of building perimeter. The Valvoline's perimeter is

156 linear feet which requires five deciduous trees which are provided for in the landscape plan.

**Building Foundation Plantings:** Section 1111.06(k)(2)(C) requires the placement of 10 shrubs for every 100 linear feet of building perimeter for non-residential uses. With a building perimeter of 156 linear feet, 16 shrubs are required. A total of 17 shrubs are proposed, mainly along the eastern wall of the building and in front of the building next to the sidewalk near the entrance.

Parking:

**Parking Spaces:** a total of nine parking spaces are proposed for the development which meets the requirement of Table 1111.07-5.

**Stacking Spaces:** A total of two stacking spaces per window are required for a use listed as "Other" per Table 1111.07-6. With two bay doors, a total of four stacking spaces are required which are provided on the site plan.

Building Elevation and Design:

**Overall:** The proposed building is a total of 1,467 square feet with a maximum height of 24 feet.

**Tripartite Configuration:** The proposed building meets the tripartite configuration requirement of Section 1115.08(h)(3)(A) as the building elevations indicate that stone will be used as the base or foundation, EIFS for the middle walls, and metal roofing for the top portion.

**Building Articulation:** Section 1115.08(h)(3)(B) requires that all building elevations be articulated in a manner to avoid an uninterrupted appearance through the use of windows, doors, offsets, or change in materials. Based on the submitted elevations, this requirement is met.

**Building Materials:** The exterior of the building is proposed to be comprised of a mix of face brick, stone, EIFS, large windows and bay doors, and metal roofing. All of the materials listed are permitted under Section 1115.08(h)(3)(C).

Lighting: The applicant is proposing three light poles along the perimeter of the pavement. Each pole is 24 feet in height and contains a full cut-off lighting fixture. The submitted photometric plan indicates that the maximum illumination level at the property line is consistent with the requirements of Table 1111.07-4.

Signs: The applicant has included a sign package that will be approved through the Sign Permit process at a later date.

Right-of-Way: The right-of-way shown on the site plans differs from the major subdivision plat due to a late revision. City staff did not require updates to the site plans. Planning Commission should refer to the subdivision plat for the correct right-of-way dedication.

### Major Site Plan Standards for Approval

Major Site Plans shall only be approved if Planning Commission finds that all of the following standards are met:

- 1) That it fully complies with all applicable requirements of this UDO;  
**The proposed major site plan conforms with all applicable requirements of the UDO.**
  
- 2) That it adequately protects other property or residential uses located on the same property from the potential effects of a non-residential use;  
**The development adequately protects other property from the potential effects of a non-residential use. Adequate buffering and screening is provided to mitigate potential impacts to the residential properties south of the site.**
  
- 3) That it is not detrimental to the use and character of the surrounding properties;  
**The proposed development is not detrimental to the use and character of the surrounding properties.**
  
- 4) That it provides safe conditions for pedestrians or motorists and prevents the dangerous arrangement of pedestrian and vehicular ways;  
and  
**The proposed development provides safe conditions and prevents the dangerous arrangement of pedestrian and vehicular ways.**
  
- 5) That it provides safe ingress and egress for emergency vehicles.  
**The proposed development provides safe ingress and egress for emergency vehicles.**