



# PLANNING COMMISSION STAFF REPORT

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**To:** Planning Commission Members  
**From:** Eric Damian, City Engineer  
**Meeting Date:** April 8, 2026

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**PC 26-08**                      **Major Subdivision – Right of Way Dedication**

**Property Information:**    Location: Parcels 0426452005, 0426452006, and 0426452007 (1276, 1288, 1296 East 2<sup>nd</sup> Street (Route 73))  
Zoning: C-1 “General Commercial District”  
Current Use: Residential  
Proposed Use: Restaurant, Quick Service

**Project Overview:**        The applicant is requesting approval of a proposed major subdivision to dedicate right-of-way for a multi-tenant commercial development, including an oil change facility and a quick service restaurant, located at 1276, 1288, 1296 E. Second Street, (Route 73).  
  
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.

**Comments:**                The applicant is proposing to dedicate approximately 0.2317 acres of privately owned property along East 2nd Street (State Route 73) as public right-of-way to accommodate the required right-turn lane improvement.

**Recommendation:**      Staff recommends that the Planning Commission forward a recommendation of approval of the major subdivision for a right-of-way dedication to Franklin City Council.

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