

4. General Supporting Narrative

OH Franklin East 2nd, LLC is proposing to construct a multi-tenant development, including a new oil change facility and a quick service restaurant at the existing addresses of 1296 E Second Street, 1288 Route 73, and 1276 Route 73. The proposed multi-tenant development is intended to provide convenient, neighborhood-serving commercial uses that meet current market demand. The inclusion of a quick-service restaurant and an oil change facility provides complementary services commonly sought by residents and commuters, enabling customers to address everyday needs efficiently in a single location. The development is designed to activate the site, support local economic activity, and provide employment opportunities while remaining compatible with surrounding land uses and consistent with applicable zoning and planning objectives.