

## E. CUP Narrative Statement

OH Franklin East 2<sup>nd</sup>, LLC is proposing to construct a multi-tenant development, including a Valvoline Oil Change Facility, a leading, nationwide quick-lube provider, at the existing addresses of 1296 E Second Street, 1288 Route 73, and 1276 Route 73.

RealtyLink provides the following responses outlining how the proposed conditional use meets the general standards for approval.

**(1) The proposed use is a conditional use in the zoning district for which it is proposed;**

The proposed use of Valvoline is Automobile Service/Repair, Light, which is a conditional use in the C-1 (General Commercial) zoning district.

**(2) The proposed use will be in accordance with the general and specific objectives of the City's Comprehensive Development Plan;**

The proposed oil change facility is consistent with the City of Franklin's Comprehensive Development Plan by providing a neighborhood-serving commercial use in an appropriate commercial area, supporting local economic activity, and promoting compatible, efficient land use consistent with surrounding development.

**(3) The proposed use will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general neighborhood;**

The proposed use will be designed, constructed, operated, and maintained in a manner that is harmonious with and appropriate to the existing and intended character of the surrounding neighborhood. Building architecture, site layout, and materials will be consistent with nearby commercial development, while landscaping, screening, and lighting will enhance visual compatibility. Ongoing operations and maintenance will be conducted in accordance with City standards to ensure the site remains orderly, attractive, and compatible with surrounding uses.

**(4) The proposed use will not be hazardous or unreasonably disturbing to existing or future neighborhood uses;**

The proposed use will not be hazardous or unreasonably disturbing to existing or future neighborhood uses. The property is zoned C-1, which permits a range of commercial uses, and the proposed oil change facility is consistent with the intent of this zoning district. Potential impacts related to noise, traffic, lighting, and operations will be minimized by complying with applicable City standards and site design requirements, ensuring the use operates safely and is compatible with other permitted commercial uses in the area.

**(5) The proposed use will be adequately served by essential public facilities and services such as streets, police and fire protection, drainage, water and sewer, or that the persons or agencies responsible for the establishment of the use will be able to adequately provide any such services;**

The proposed use will be adequately served by existing public streets, police and fire protection, drainage, water, and sanitary sewer services. All necessary infrastructure is available or will be provided in accordance with applicable City and agency requirements.

**(6) The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;**

The proposed use will not create excessive additional demands on public facilities or services beyond existing capacity, nor will it require disproportionate public expenditure. All necessary improvements will be provided by the applicant in accordance with City requirements. The development will contribute positively to the local economy by supporting commercial activity, generating tax revenue, and providing employment opportunities, without adversely affecting the community's economic welfare.

**(7) The proposed use will not involve uses, activities, processes, materials, equipment and conditions or operations that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors;**

The proposed use will not be detrimental to persons, property, or the general welfare, as traffic, noise, lighting, glare, fumes, and odors will be limited to levels typical of permitted commercial uses and controlled through site design and compliance with applicable City standards.

**(8) The proposed use will have vehicular approaches to the property that are designed so as to not interfere with traffic on surrounding public thoroughfares; and**

Vehicular access to the proposed use will be provided through driveways designed in accordance with City standards and located to maintain safe sight distances and efficient traffic flow. The access points and internal circulation are designed to prevent congestion and avoid interference with traffic on surrounding public roads.

**(9) The proposed use will not result in the destruction, loss or damage of a natural, scenic or historical features of major importance.**

The proposed use will not result in the destruction, loss, or damage of any natural, scenic, or historic features of major importance. The site does not contain identified protected or historically significant features, and the development will be designed and constructed in compliance with applicable environmental and preservation requirements.