

## **Item D Statement**

- 1. Need for the Proposed Conditional Use.** The Buyer purchased the real property located at 1111 William C. Good Blvd., Franklin, Ohio 45005 with the expectation that it would continue to operate as an automobile fueling station with an accompanying convenience store. The property has been used in this manner for several decades, and changing the established use at this time would be cost-prohibitive. Continued operation as an automobile fueling station is necessary to maintain the long-standing commercial use of the property, as this is the highest and best use of the property.
- 2. Location and Compatibility with Surrounding Uses.** The subject property is located in an area characterized by commercial development, including multiple automobile fueling stations currently in operation. The property was operated as a gas station at the time of purchase and for decades previously. The continued use of the property as an automobile fueling station is consistent with and compatible with surrounding properties and the general character of the neighborhood.
- 3. Mitigation of Potential Negative Impacts.** The continued operation of the automobile fueling station will not create negative impacts requiring mitigation. There will be no changes to existing traffic patterns or parking conditions, no additional lighting that would result in increased light intrusion beyond existing conditions, and no increase in noise. Solid waste storage and removal will remain unchanged and consistent with current operations.

**Item E**  
**Narrative Statement**

- 1. Conditional Use in the Zoning District.** The proposed use as an automobile fueling station is a conditional use within the C-1 zoning district. The Applicant is seeking approval to continue this existing use in accordance with the applicable zoning requirements.
- 2. Consistency with the Comprehensive Development Plan.** The proposed use is consistent with the general and specific objectives of the City of Franklin's Comprehensive Development Plan. The property has long operated as an automobile fueling station with a convenience store, and this continued use supports established commercial activity along William C. Good Boulevard.
- 3. Compatibility with the Character of the Neighborhood.** The proposed use is harmonious and compatible with the existing character of the surrounding area, which includes similar commercial uses and active automobile fueling stations. No changes are proposed that would alter the appearance or function of the site in a manner inconsistent with the neighborhood.
- 4. Impact on Surrounding Uses.** The continued operation of the automobile fueling station will not be hazardous or unreasonably disturbing to existing or future neighborhood uses. The property has functioned in this capacity for decades without adverse impacts.
- 5. Availability of Public Facilities and Services.** The property is adequately served by existing public facilities and services, including streets, police and fire protection, drainage, water, and sewer. No additional or upgraded services are required to support the proposed use.
- 6. Public Cost and Economic Welfare.** The proposed use will not create excessive additional requirements at public cost for facilities or services. Continued operation of the fueling station will not be detrimental to the economic welfare of the community and will instead support ongoing commercial activity and tax revenue.
- 7. Traffic, Noise, and Environmental Impacts.** The proposed use will not involve activities or operations that produce excessive traffic, noise, smoke, fumes, glare, or odors. Traffic patterns, lighting, waste handling, and operational impacts will remain consistent with existing conditions.
- 8. Vehicular Access and Traffic Flow.** Vehicular access to the property is already established and designed so as not to interfere with traffic on surrounding public thoroughfares. No changes to ingress or egress are proposed.
- 9. Natural, Scenic, or Historical Features.** The proposed use will not result in the destruction, loss, or damage of any natural, scenic, or historical features of major importance.