

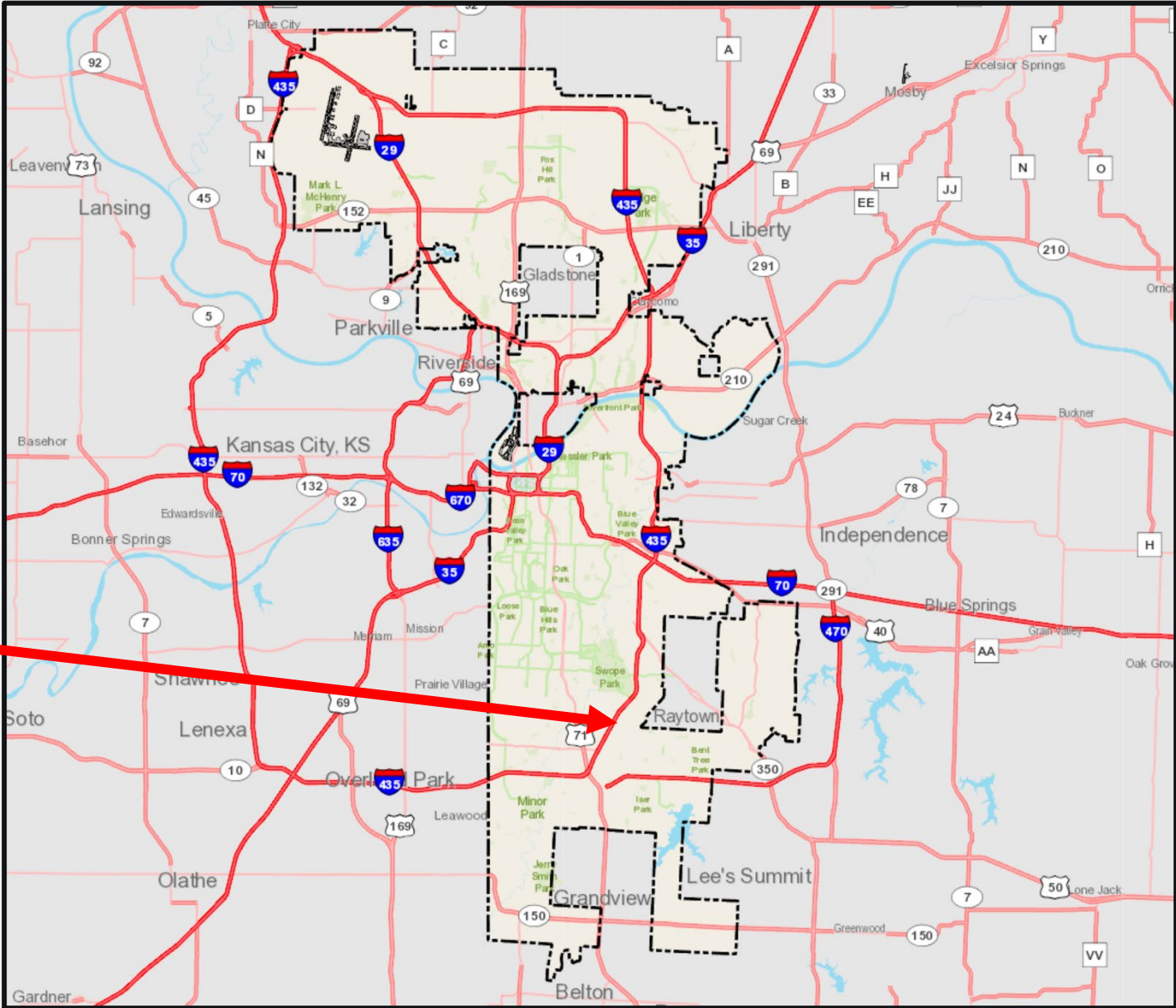
# Ord. No. 260594 CD-CPC-2026-00054

Franklin Mitsubishi Rezoning

July 7, 2026

Neighborhood Planning & Development Committee





**6300 E 87<sup>th</sup> St**

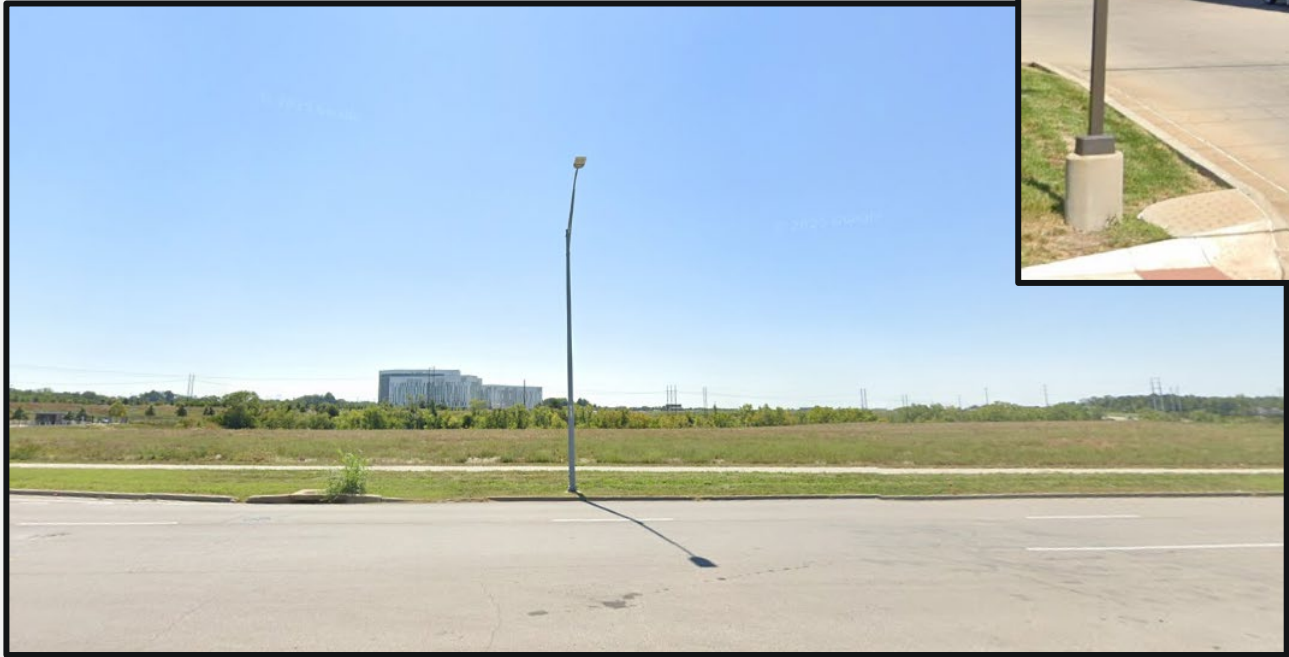


- Rezoning three parcels out of the current **UR** zoning district to a **B3-2** zoning.
- No Area Plan Amendment.





View of Franklin Mitsubishi from E 87<sup>th</sup> St.



View looking South from E 87<sup>th</sup> St.



View looking East from E 87<sup>th</sup> St. at the QuikTrip directly east of the subject site.

## Staff Recommendation

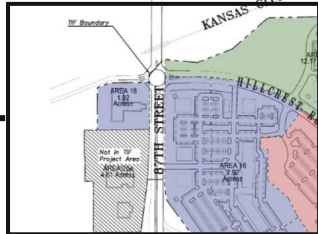
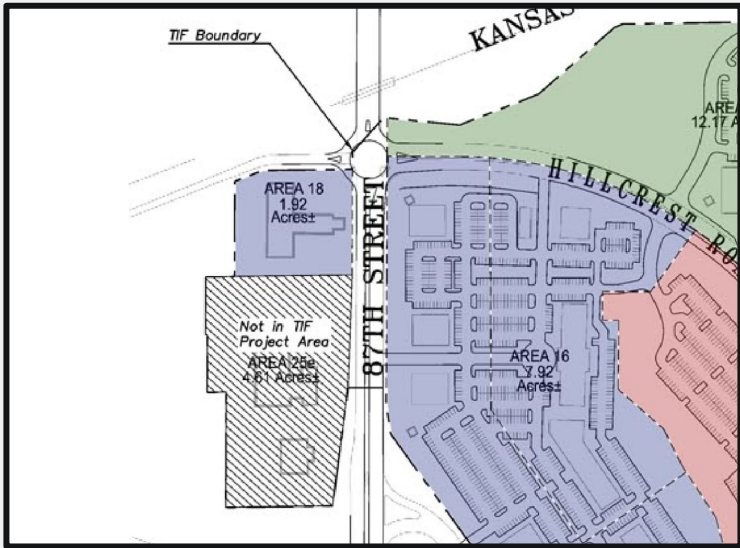
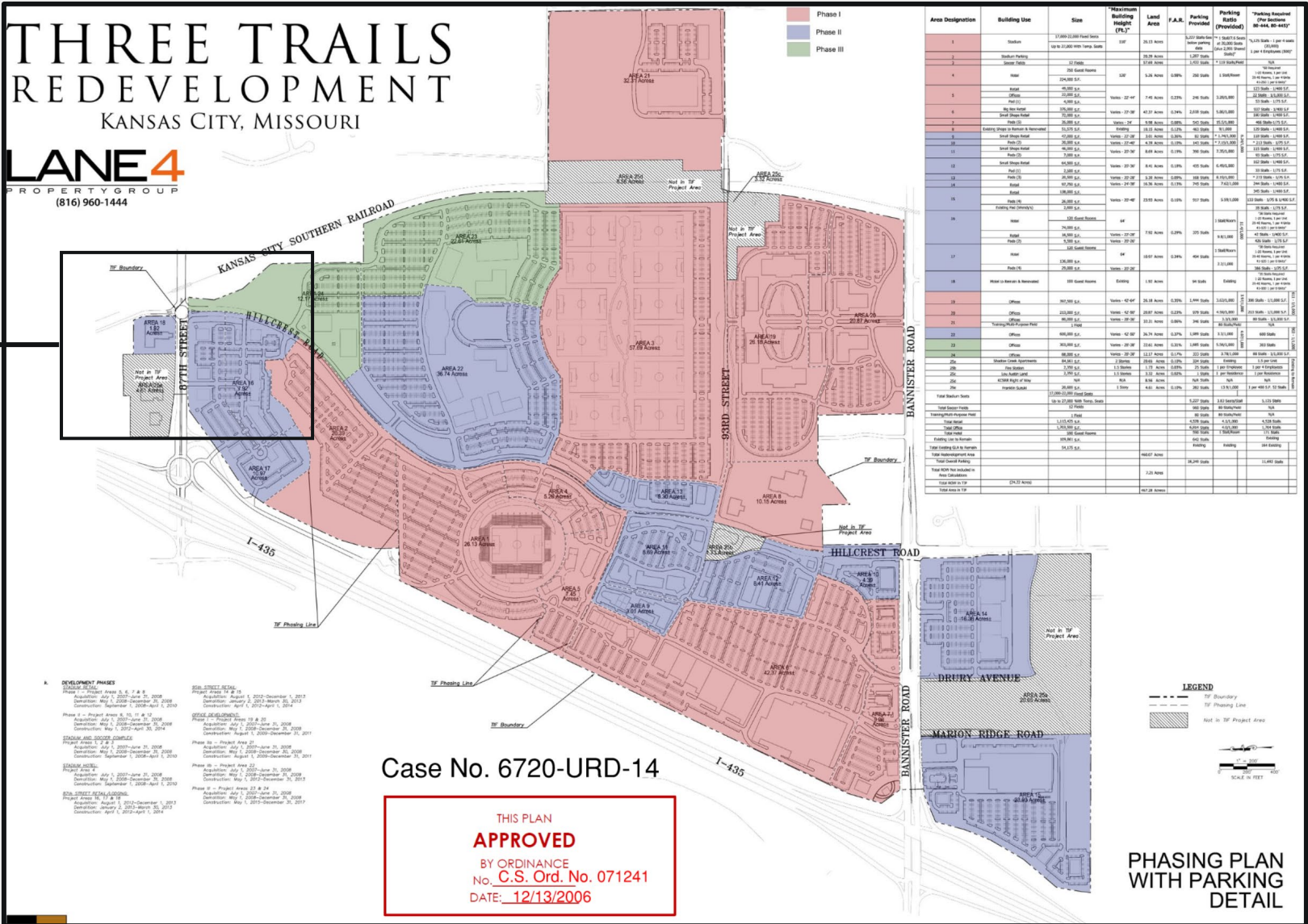
Case # CD-CPC-2026-00054

**Approval**

## Case/Site History

- **Case No. 7246-P-8** – approval of a final plan in District C-3a1-P (intermediate business, limited district), to allow auto sales in an existing 6,500sqft building and to replace an existing sign. Approved November 7, 2006.
- **Case No. 6720-URD-14, Ord. No. 071241** – rezoning of a 467.28 acre area to URD. Approved December 13, 2006.

Case/Site History



**DEVELOPMENT PHASES**

PHASE I - Project Areas 1, 2, 3 & 4  
 Start: 2008-01-01  
 Completion: 2008-06-30  
 Construction: 2008-01-01 to 2008-06-30

PHASE II - Project Areas 5, 6, 7, 8 & 9  
 Start: 2008-07-01  
 Completion: 2008-12-31  
 Construction: 2008-07-01 to 2008-12-31

PHASE III - Project Areas 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50

Case No. 6720-URD-14

THIS PLAN  
**APPROVED**  
BY ORDINANCE  
No. C.S. Ord. No. 071241  
DATE: 12/13/2006

**PHASING PLAN  
WITH PARKING  
DETAIL**

- Currently the UR zoning only allows for the site to be a Dealership, Vehicle Sales use.
- The property owner intends to move the current Mitsubishi Dealership and sell the lots. By rezoning out of the UR the property to B3-2 the zoning allows a wider variety of uses.
- The Future Land Use designation by the Blue Ridge Area Plan calls for Commercial future land use.
- B3-2 requires a special use permit for any other vehicular sales use.
- While allowing more flexibility with allowed uses on the site, B3 zoning does restrict the following uses:
  - Vehicle storage/towing
  - Self-Storage Warehousing
  - Indoor/Outdoor Warehousing, Wholesaling, Storage, and Freight Movement

