Case CSP26-015

PRESENTED TO CITY COUNCIL: 11.09.2026

TONY D. MCILWAIN, AICP, CFM

DEVELOPMENT SERVICES DIRECTOR

CSP26-015– 114 W Ellison Street

Location:

- 114 W Ellison Street

Applicant:

- Brad Berry with Form Studios
- David Shipman with Shipman Companies (Owners)

Item for approval:

Commercial Site Plan with waivers to landscaping and building setbacks for a new commercial building.



Property Information

Property Information:

- Zoned CC, Central Commercial District
- Located in the OT, Old Town Overlay District

Summary:

The applicant is proposing a new two-story Commercial Building in the "Neoclassical/Georgian Revival" architectural style with waivers to landscaping and setbacks.

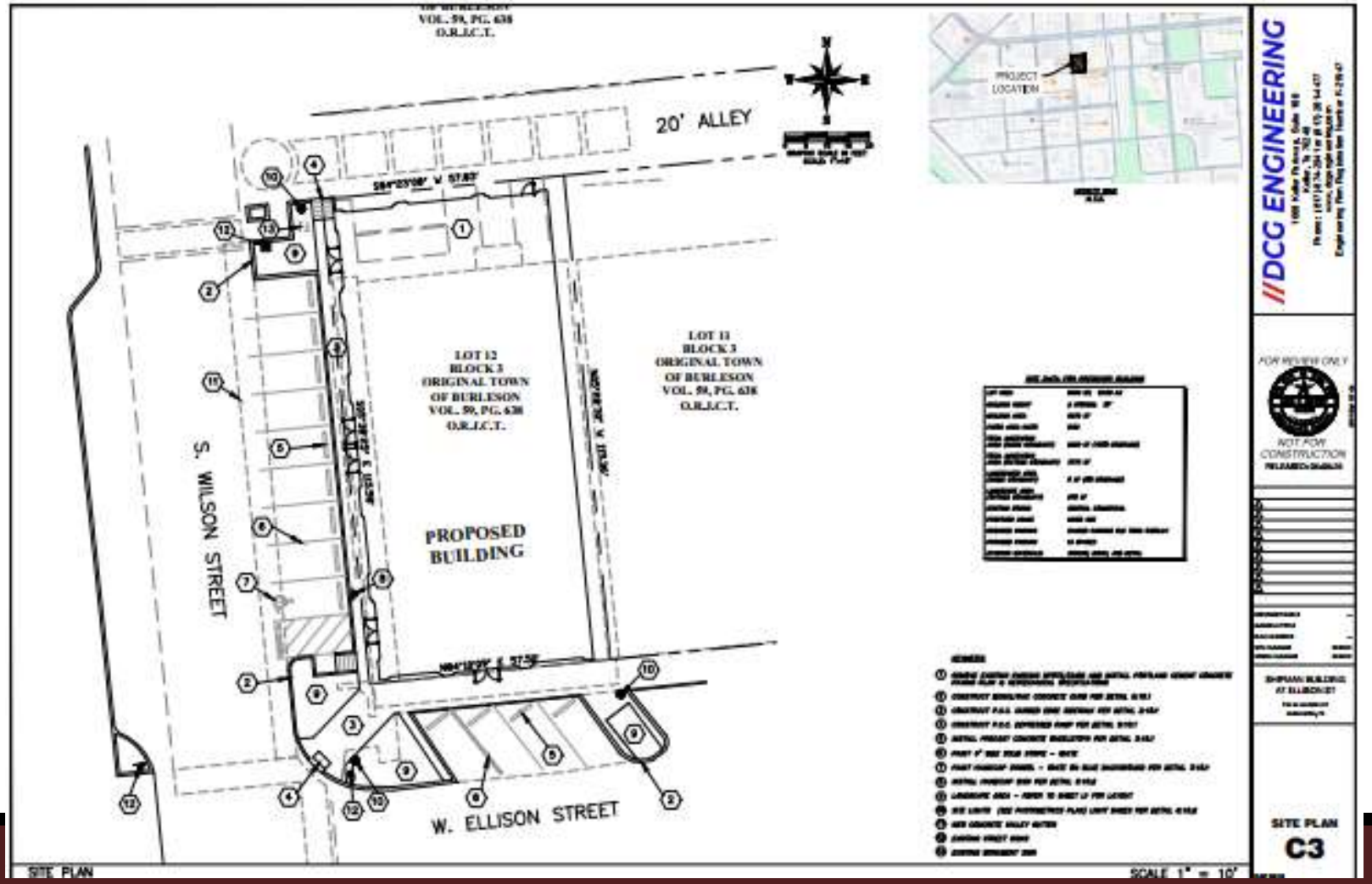




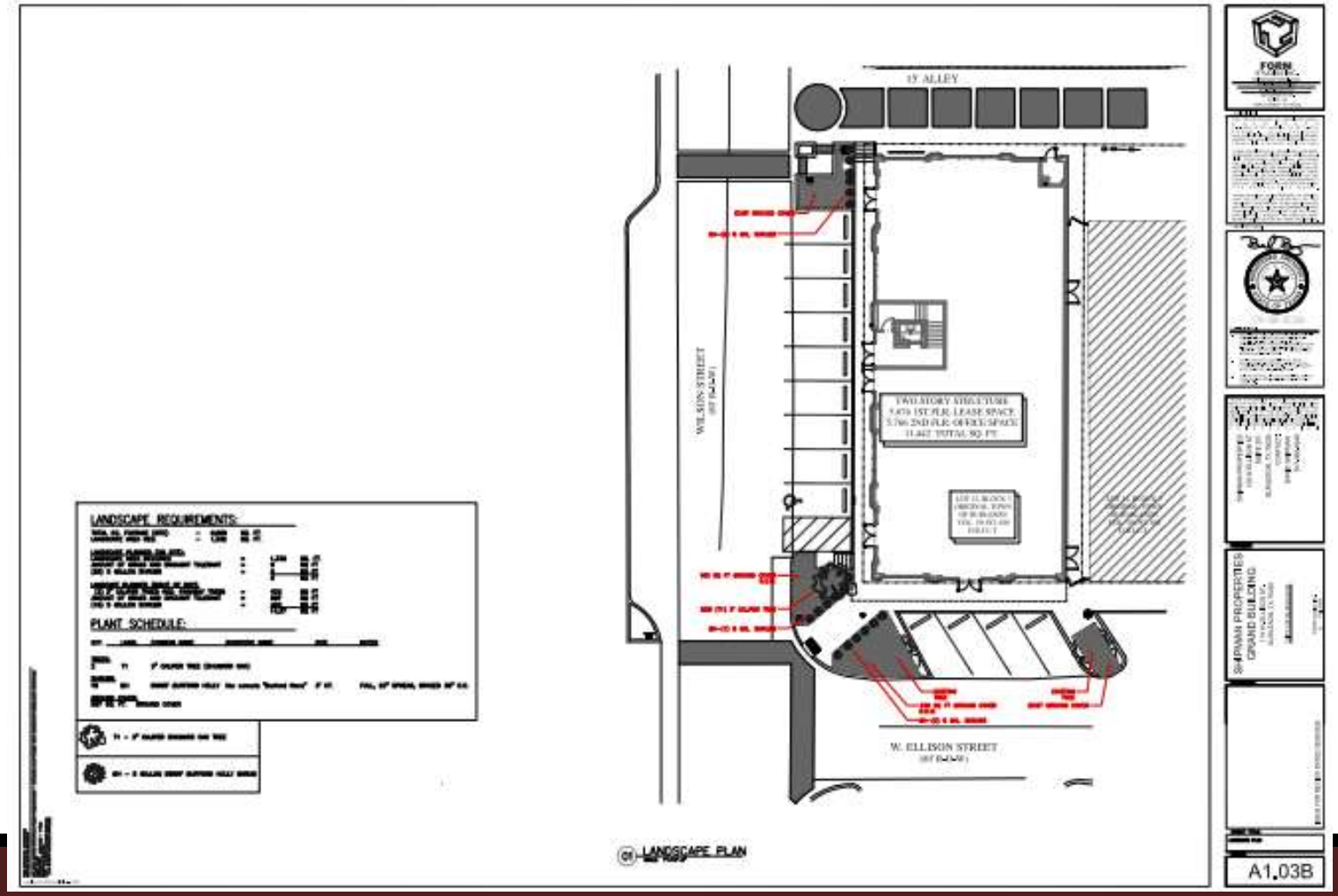
Neoclassical/Georgian Revival Building Characteristics

Old Town Design Standard Building Characteristics	Contains this Characteristic
Two to four stories in height.	Yes
Full-height entrance porch, full-façade portico or porch with round columns with complex capitals	No
Flat roof with parapet and metal or cast stone cornice; or low-pitched hip roof, with roof-line balustrades, dormers in Classical style.	Yes
Rectangular windows (sometimes arched) with double-hung sashes, symmetrical, multipaned.	Yes
Prominent center window on second story often arched or curved.	Yes
Decorative pediments, brackets, cantilevered wall extensions, masonry columns and quoins, botanic garlands, rosettes, trim and brackets.	Yes
Exterior walls of brick, quarried stone and granite, limestone panels.	Yes

114 W Ellison Street
Site Plan



114 W Ellison Street Landscape Plan



114 W Ellison Street Building Rendering



114 W Ellison Street
Building Elevations



114 W Ellison Street
Building Elevations



114 W Ellison Street

Old Town Design Standards Committee discussion:

- The Committee inquired about the building setback and landscaping as well as color.
- There were no speakers other than the applicant.
- The Committee recommended approval by a vote of 7 to 0.

Planning and Zoning Commission discussion

- The Commission questioned if the development would have on-site parking and if an alley would be placed behind the building.
- There were no speakers other than the applicant.
- The Commission recommended approval by a vote of 6 to 0.



114 W Ellison Street

Staff Recommendation:

Staff recommends approval of a Commercial Site Plan with waivers to landscaping and building setbacks for a new commercial building.







Recommend Approval

Recommend Denial

Questions / Comments

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