

# Site Plan- 1119 N Main Street by KCI

May 12, 2026

The applicant is requesting approval of a site plan located at 1119 N. Main St. The property is 0.42 acres and zoned CH (Highway Commercial). The owner intends to use this property as a contractor supply yard.

This property currently has a legal non-conforming structure that encroaches into the 20' side setback established in Section 7.3 of the Zoning Ordinance for side setbacks when adjacent to residential.

The current site plan shows the proposed driveway and parking area as a gravel surface. The applicant would like to keep the existing gravel drive and expand it to accommodate a future contractor storage yard. The board may consider waiving the Development Standards in Section 11 of the Zoning Ordinance and the Design Review Guidelines to waive the surfacing requirements as part of your design review committee duties. The relevant section from the Zoning Ordinance that the applicant would need a waiver for is *Section 11.2.D.3- Off-street parking and loading (surfacing)*, which states "All off-street parking areas and driveways shall be constructed of concrete, asphalt pavement or equivalent. Semi-pervious materials such as grass-crete and brick and concrete pavers may also be used, subject to the approval of the planning department."

If this parking surface is to eventually be striped it must have a lighting plan in accordance with *Section 11.3 - Outdoor lighting* in the Zoning Ordinance, which states "Parking lots, which exceed ten parking spaces and which are located within commercial districts and at multi-family residential/non-residential uses within residential districts shall be lighted at a minimum of 0.2 foot-candles and a maximum of ten foot-candles. Lighting beneath canopies, such as at fuel centers, shall not exceed 30 foot-candles. Canopy lights shall be fully recessed into the canopy ceiling. See light trespass restrictions below."

Items you may want to require as a condition of approval are:

- The mentioned design waiver from the applicant for the surfacing material for all or a portion of the storage area.
- Continue the Type-C buffer along the rear property line.

The Planning Commission may approve or deny the request based on your deliberation.

## **Barge final comments: Matthew Johnson**

1. We did not have any additional comments on 1119 N Main St or 409 William Spring Rd.

**CEC**, no comments for public water, existing water tap on the property.