

Site Plan- True Rail

July 14, 2026

The applicant is requesting approval of a site plan located off S. Main Street for True Rail Enterprises. This is a site development plan for a rail yard. The property is approximately 62.16 acres and is zoned IL (Light Industrial). This project will create a building that is 112,500 square feet in total with space dedicated to both office and warehouse. Approximately 25.45 acres of land will be disturbed area.

Sheet C2.0 shows the building as being split with 25,000 square feet dedicated to office space and 87,500 square feet dedicated to warehouse/distribution. The Stormwater Prevention Plan has the same square footages in its site description. However, on sheet C2.0 under the Current Zoning Information, it has the office space called out as 10,000 square feet and the warehouse space as 102,500 square feet. These differences would affect the required parking spaces.

The plan proposes a total building size of 112,500 square feet. The plan shows 10,000 square feet of proposed office with the remaining square footage for the purpose of servicing the rail cars. We are classifying this as "warehousing" for the purposes of calculating the parking requirements. According to Section 14-1102 *Off-Street Parking and loading standards*, the office portion of the plan that totals 10,000 square feet requires 3 parking spaces per 1,000 square feet of gross floor area, meaning this would require 30 parking spaces. The warehouse portion of the plan is 87,500 square feet and requires 1 parking space per 1,000 square feet of gross floor area, meaning that this would require 88. This would require 118 total parking spaces including 5 handicapped spaces. Some sheets refer to the size of the office as 25,000 square feet. If the office portion of the building is 25,000 square feet and the warehouse portion is 87,500 square feet then 163 parking spaces would be required.

An option that could alleviate a portion of the parking requirement is Section 14-1102 *Off-street parking and loading* subsection E. *Land banked future parking* of the Zoning Ordinance. This would allow the planning commission to permit up to 25% of the required parking spaces through the site plan review process. The following standards must be met to allow this:

1. Sufficient evidence shall be provided by the applicant that supports the reduced parking needs.
2. The area proposed for land banking of parking spaces shall be an area suitable for parking at a future time.
3. Landscaping of the land banked area shall be in full compliance of the zoning regulations and at a minimum landscaped with turf. As a result of the site plan review process, the planning commission may require additional landscaping of the land-banked area.
4. The land banking area cannot be used for any other permanent use without amendment of the site plan.
5. As part of the site plan review process, the applicant shall show the area to be banked on the site plan and marked as "land banked future parking."

6. The planning department, on the basis of increased parking demand for the use, shall require the conversion of all or part of the land-banked area to off-street parking spaces. Evidence of increased demand includes the fact the parking lot is 100 percent occupied more than once per week.
7. Failure to construct land-banked parking within 120 days of notification by the planning department shall be cause for revocation of the use and occupancy permit and to invoke other penalties authorized by this ordinance.

Another factor to consider is that depending on the use that is classified for the site, parking requirements may be based on number of employees. We recommend adding the number of employees to the site plan.

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

- Verify square footage dedicated to the office portion of the building and the warehouse portion. Adjust required parking accordingly.
- Meet the parking requirements based on Section 14-1102 of the Zoning Ordinance and the correct delineation of square footage dedicated to each portion of the building.

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