

BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: September 14th, 2026
SUBJECT: 421 Dayton Street - Site Plan Review

Site Plan Review requested by Boyd Coleman, agent for Ehlinger Holdings LLC, for an addition to an industrial building. Parcel PIN(s): 291-0815-0524-009

SITE DETAILS:

Acres: 1.72 acres
Current Zoning: General Industrial (GI)
Existing Land Use: Industrial Manufacturing
Future Land Use Designation: Mixed Industrial

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to construct a warehouse addition attached to an existing industrial building. The warehouse addition will be 7,600 SF (80x95) and include a 960 SF (32x30) connector building between the warehouse and the existing manufacturing building. The new additions would be used for the storage of materials and shipping and receiving functions.

STAFF EVALUATION:

Land Use and Zoning:

A Site Plan Review Committee recommendation and Plan Commission approval of the site plan is required pursuant to Sections 550-144 & 550-145 of the zoning code.

Within the General Industrial (GI) Zoning District 'Light Industrial' is a principal land use permitted by right. 'Light Industrial' land uses are uses conducted entirely within an enclosed building; are not potentially associated with nuisances such as odor, noise, heat, vibration and radiation which are detectable at the property line; and do not pose a significant safety hazard. *[per § 550-55A]*

Regulations for 'Light Industrial' include:

- All activities, except loading and unloading, shall be conducted entirely within the confines of a building.
- Parking requirements. One space per each employee on the largest work shift.

Site Layout and Design:

Within the General Industrial (GI) Zoning District the minimum paved surface setback is five feet from side or rear lot lines and ten feet from street lot lines *[per § 550-36G(2)(e)]*. The proposed light industrial building meets the pavement setbacks for the General Industrial (GI) Zoning District. The proposed building addition meets all required setbacks in the General Industrial (GI) Zoning District.

Vehicle Access and Circulation

The proposed driveway and parking stalls meet aisle width and parking stall dimension requirements specified in the Off-Street Parking and Traffic Circulation Standards *[per § 550-107F]*. The 29 proposed parking stalls meet the 'Light Industrial' parking requirements of one space per each employee on the largest work shift.

Landscaping:

Within the General Industrial (GI) Zoning District the minimum landscape surface ratio (LSR) is 15%. The applicant has provided a landscaping plan with a landscape surface ratio (LSR) of 30.1% exceeding the landscaping requirements for the General Industrial (GI) Zoning District. The provided landscaping plan also meets or exceeds all required landscaping point total requirements for the General Industrial (GI) Zoning District.

Lighting:

The lighting for the proposed building addition will utilize four wall lights located on the west and south side of the building. The applicant has submitted a photometric plan that meets ordinance illumination standards [per§ 550-110].

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Deny the Site Plan.
2. Approve the Site Plan without conditions.
3. Approve the Site Plan with conditions as identified by the Plan Commission:
 - a) Applicant shall obtain any required erosion control and stormwater permits.

STAFF RECOMENDATION:

- Staff recommends approval of this Site Plan with conditions.

ATTACHMENTS:

- Application materials.