

TO: Plan Commission  
DATE: April 13th, 2026  
SUBJECT: 1019 S Fifth St - Site Plan Review

Site Plan Review requested by Ultimate Construction, agent for John Jagler, for a light industrial building. Parcel PIN(s): 291-0815-0542-093

**SITE DETAILS:**

Acres: 1.03 acres  
Current Zoning: General Industrial (GI)  
Existing Land Use: Vacant  
Future Land Use Designation: Planned Mixed Use

**BACKGROUND & APPLICATION DESCRIPTION:**

The applicant is proposing to construct a light industrial building to package premade dog treats for Gracie's Doggie Delights. The business will operate Monday through Friday 7am - 5pm and have four employees. Access to the proposed building is provided from S. Fifth St. The proposed building will be 3,200 SF in area and 18.7ft high at the roof peak. The approach to the front of the building will be paved along with a small parking area with 4 parking stalls. A CSM creating the parcel for this building was approved by the Plan Commission on February 24<sup>th</sup>, 2025.

**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 'Indoor Storage or Wholesaling' 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.

**Vehicle Access and Circulation**

The proposed driveway and parking stall meet aisle width and parking stall dimension requirements specified in the Off-Street Parking and Traffic Circulation Standards *[per § 550-107F]*. The four proposed parking stalls meet the 'Light Industrial' parking requirements.

**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 82% 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.



## BUILDING SAFETY & ZONING DIVISION PLAN COMMISSION STAFF REPORT

### Lighting:

The lighting for the proposed building will utilize two wall lights, one on the front and one on the 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.