

BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: August 10th, 2026
SUBJECT: 600 Commerce Dr - Site Plan Review

Site Plan Review requested by Max Clouse, for a light industrial building. Parcel PIN(s): 291-0815-0823-005

SITE DETAILS:

Acres: 1.17 acres
Current Zoning: General Industrial (GI)
Existing Land Use: Vacant
Future Land Use Designation: Mixed Industrial

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to construct a multi-tenant light industrial building to be rented out by the applicant to businesses in need of a light industrial space. The building will be 7,040 sq ft in area with 15 units.

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 meets all required setbacks in 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 18 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 41% 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.

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Lighting:

The lighting for the proposed building will utilize eight wall lights, three each on the front and rear of the building and one on each 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.