

TO: Plan Commission
DATE: March 24th, 2025
SUBJECT: 1013 S Third St - Site Plan Review

Site Plan Review requested by Anthony Stenzel, agent for Heritage Military Music Foundation, for an indoor storage building. Parcel PIN: 291-0815-0442-092

SITE DETAILS:

Acres: 3.64 acres (applicant purchasing 0.87 acres – Parcel 3 on CSM)
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 an indoor storage building to store vehicles and equipment associated with the Heritage Military Music Foundation Band. Access to the proposed building is provided from S. Fifth St. The proposed building will be 37,867sf in area and 29.5ft high at the roof peak. The approach to the front of the building will be paved along with a small parking area at the southwest corner of the building. As secondary driveway along the south end and rear of the building will be gravel. An existing gravel area to the north of the building will remain. The applicant's intended use of the property will not require additional parking, but will utilize existing and proposed gravel areas to meet the parking requirements for 'Indoor Storage or Wholesaling'. A CSM creating the parcel for this building was approved by the Plan Commission on February 24th, 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 an 'Indoor Storage or Wholesaling' is a principal land use permitted by right. 'Indoor Storage or Wholesaling' land uses include long-term indoor storage facilities. *[per § 550-53A]*

Regulations for 'Indoor Storage or Wholesaling' include:

- Parking requirements. One space per 2,000 square feet of gross floor area.

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 "Indoor Storage or Wholesaling" building exceeds 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]*.

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 66% 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 four wall lights, two on the front and two on the rear 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.