

**BUILDING SAFETY & ZONING DIVISION**  
**PLAN COMMISSION STAFF REPORT**

TO: Plan Commission  
DATE: August 11<sup>th</sup>, 2025  
SUBJECT: 421 Water Tower Ct - Site Plan Review

Site Plan Review requested by Allen Genz, agent for Richter Heating, for a building addition. Parcel PIN: 291-0815-0523-006

**SITE DETAILS:**

Acres: 1.53 acres  
Current Zoning: General Industrial (GI)  
Existing Land Use: Light industrial  
Future Land Use Designation: Planned Mixed Use

**BACKGROUND & APPLICATION DESCRIPTION:**

The applicant is proposing to construct an office remodel and a warehouse addition to an existing commercial building. The existing building is 4,500 SF and the proposed addition will add 5,700 SF with the final building being 10,220 SF. The proposed building addition will be one story matching the existing building and will be 25.5 feet in height. The existing parking and property access will remain the same. Building materials for the addition will be painted metal panels matching the existing building.

**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 include facilities at which all operations (with the exception of loading operations) are conducted entirely within an enclosed building. *[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.

Existing parking is adequate.

**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 existing building and proposed addition exceed the pavement setbacks for the General Industrial (GI) Zoning District.

**Vehicle Access and Circulation**

The existing 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]*.

**Landscaping:**

Within the General Industrial (GI) Zoning District a landscaping plan with the appropriate number of landscaping points and the appropriate landscape surface ratio (LSR) is required for site plan approval. The applicant has not provided a landscaping plan meeting the landscaping requirements for the General Industrial (GI) Zoning District.

**Lighting:**

An exterior lighting and photometric plan that meets ordinance standards is required for site plan approval. The applicant has not submitted a lighting or photometric plan.

**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.
  - b) Applicant shall submit a landscaping plan that meets ordinance requirements.
  - c) Applicant shall submit an exterior lighting plan that meets ordinance requirements.

**STAFF RECOMENDATION:**

- Staff recommends approval of this Site Plan with conditions.

**ATTACHMENTS:**

- Application materials.