



MEMORANDUM

Date: July 17, 2025

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: 335 Industrial Drive
Preliminary Plat
Map – 072I Group D
Parcel(s) – 19.00

Request: Heritage Civil, on behalf of Industrial Station LLC is seeking preliminary plat approval for two lots at 335 Industrial Drive in District 3.

Analysis: The subject site is located on the east side of Industrial Drive and is already developed with two structures and associated improvements. There is a 30' wide right-of-way already existent at the north end of the property. The zoning is I-G and the area included on the preliminary plat totals 3.48 acres.

The reason for this subdivision is to develop lot 2 with a self-service storage building, three stories tall. The applicant wishes to subdivide one 1.19-acre lot and establish a 25' wide public access easement to access lot 2. The rear setback is labeled as 33' on lot two because the applicant proposes a 33' foot wide buffer in this section on the associated site plan for screening of the site as it is adjacent to Lynnwood Station. Revise this to show the building setback required by code. The residual property is labeled lot 1 and includes the two existing structures on 2.29 acres. The site plan for the building is also on this month's agenda.

Summary: The applicant has addressed most comments received from previous reviews. Any outstanding issues may be addressed via the conditions of approval below.

Recommendation: Staff recommends approval of this preliminary plat for property at 335 Industrial Drive, subject to the conditions of approval below:

Planning and Zoning:

1. Revise note one to read two lots.
2. Remove note five.
3. Revise the rear setback to that required by code rather than the width of the landscape buffer.

Engineering:

1. No Comments.

WWUD:

1. No Comments Received.

Wilson County Schools:

1. No Comments Received.