

CD-CPC-2026-00069

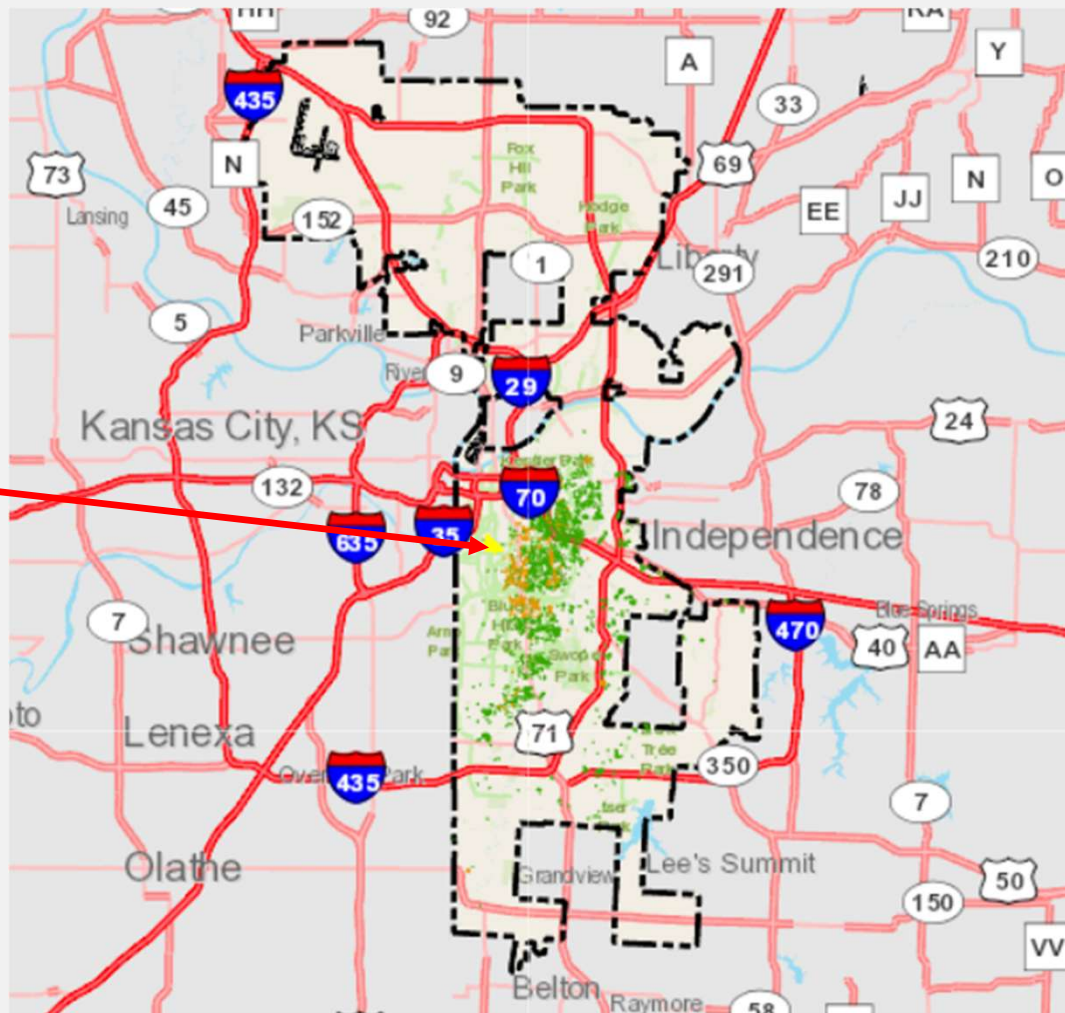
241 E Linwood Boulevard
Major Amendment

July 15, 2026

City Plan Commission

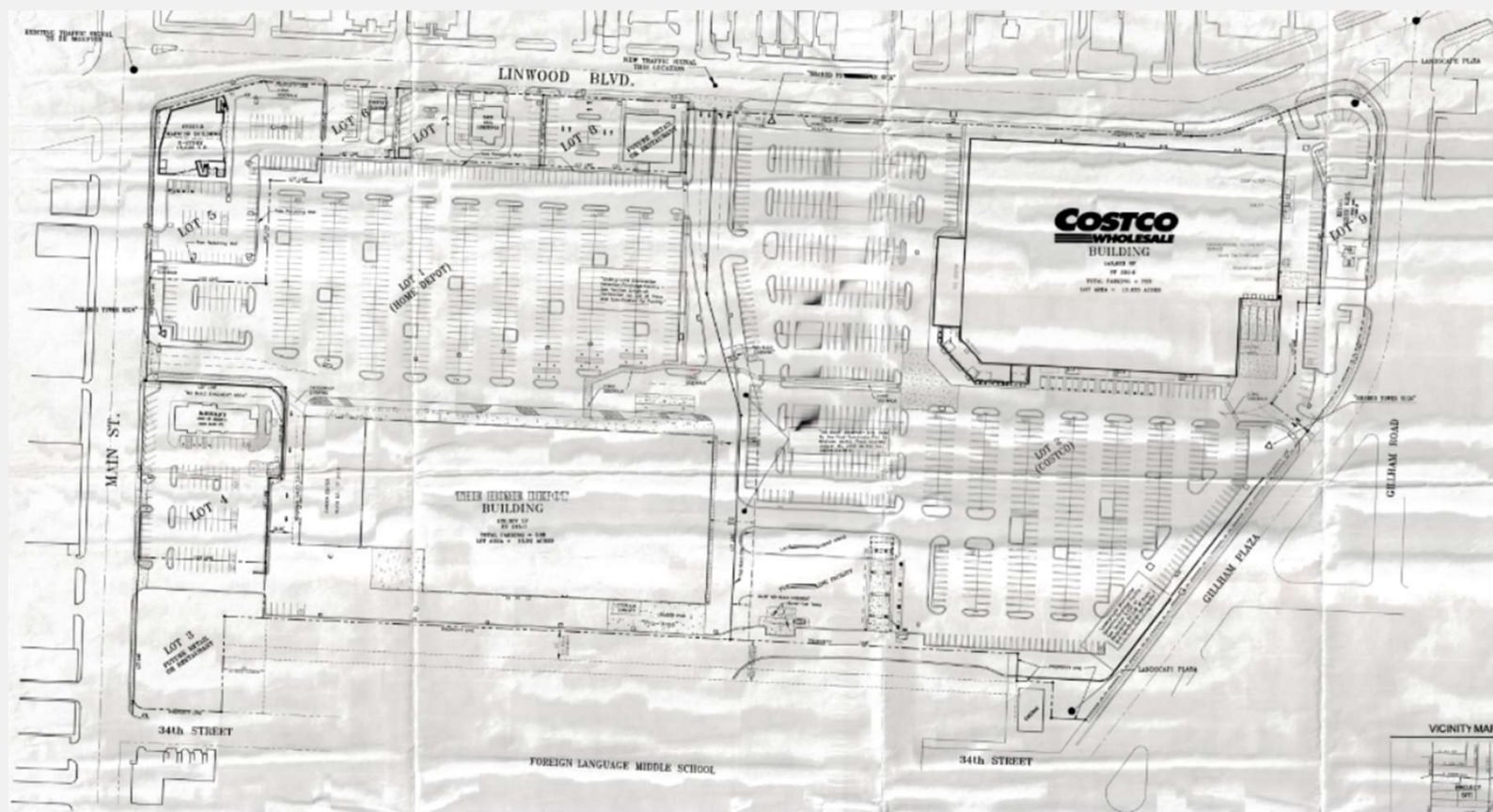


Subject Property



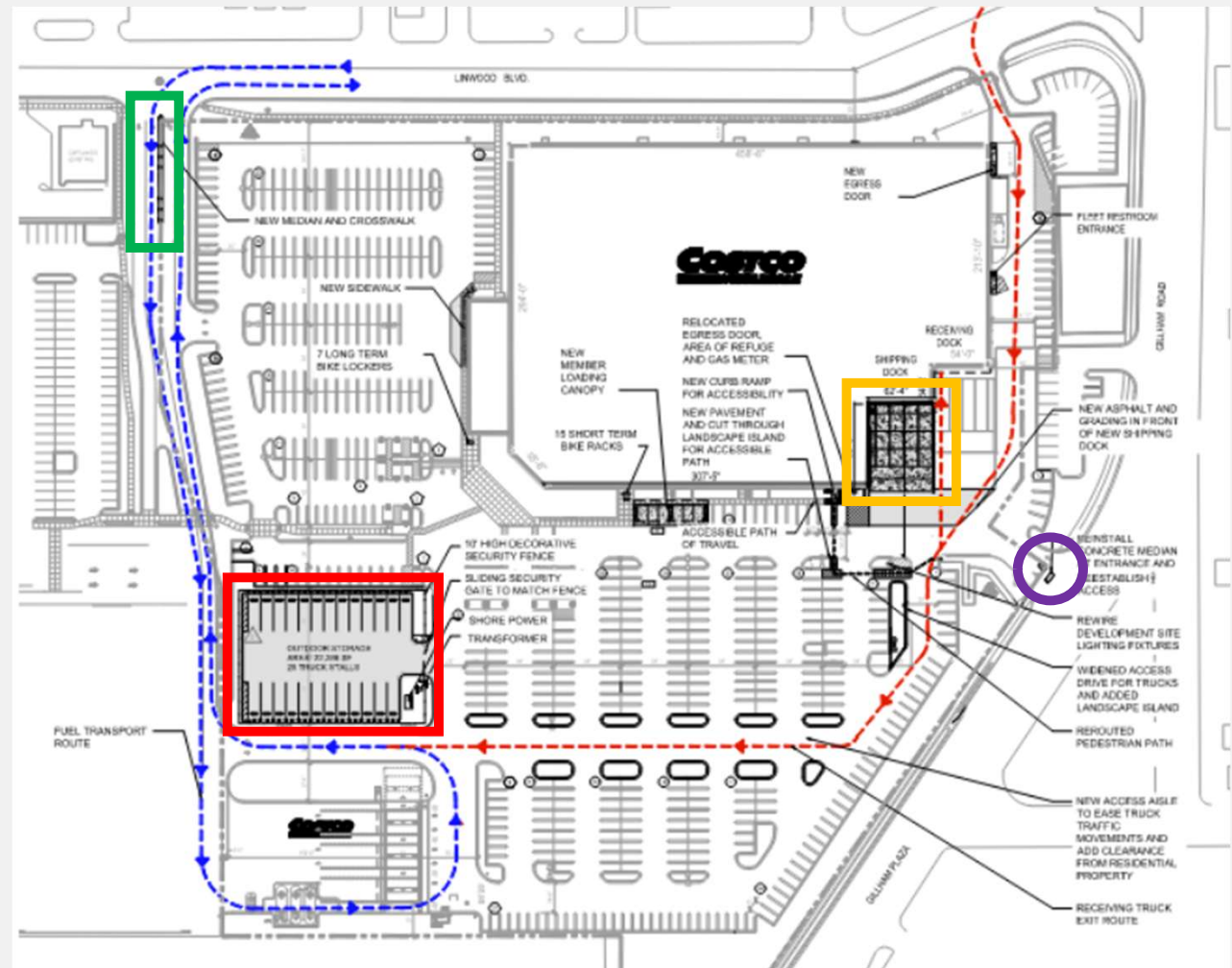


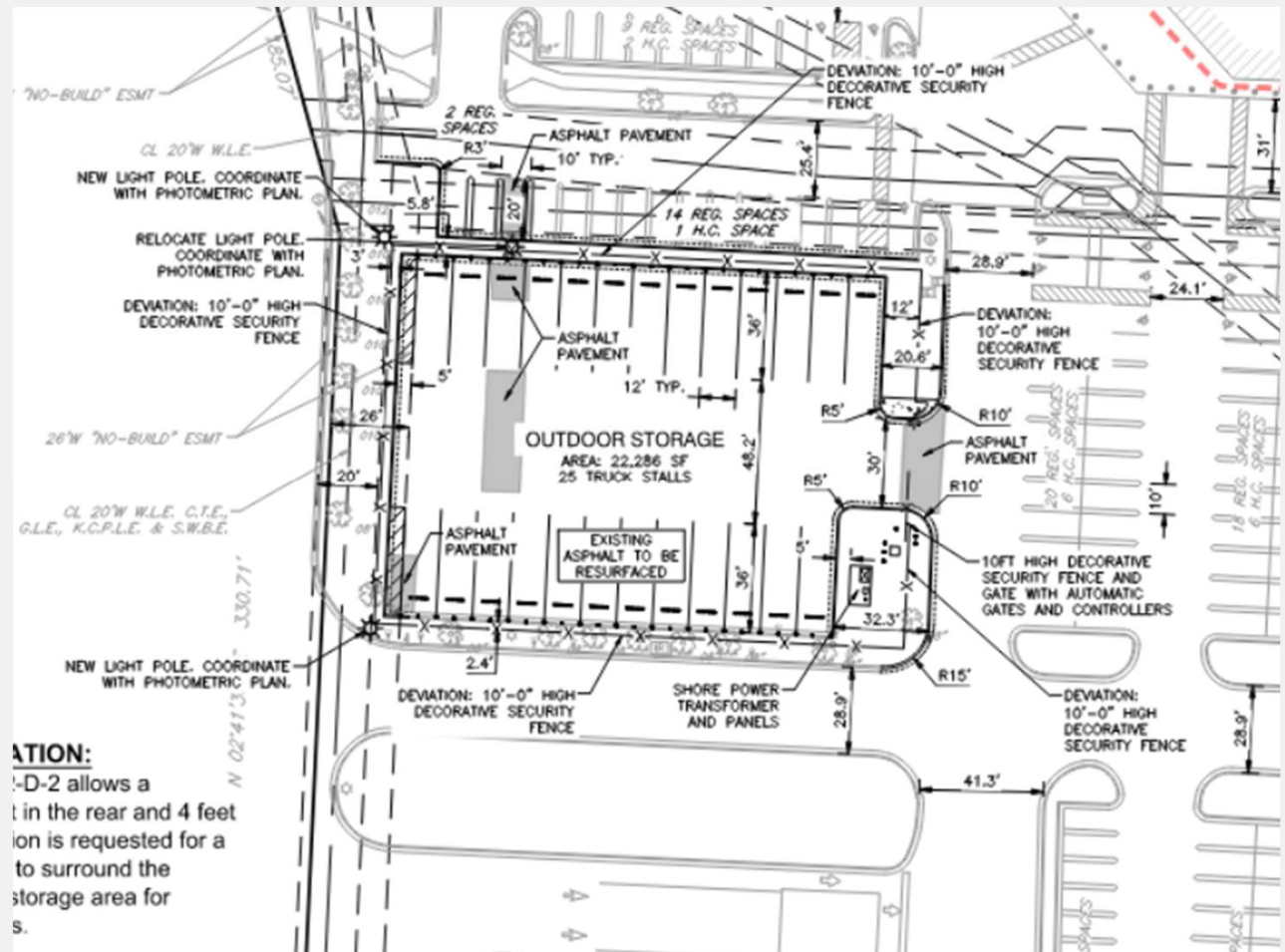
Previously Approved Plan



Amendment

1. Outdoor Storage
2. Loading Docks
3. Access Rd. Median
4. Gillham Median





1. Site Plan:

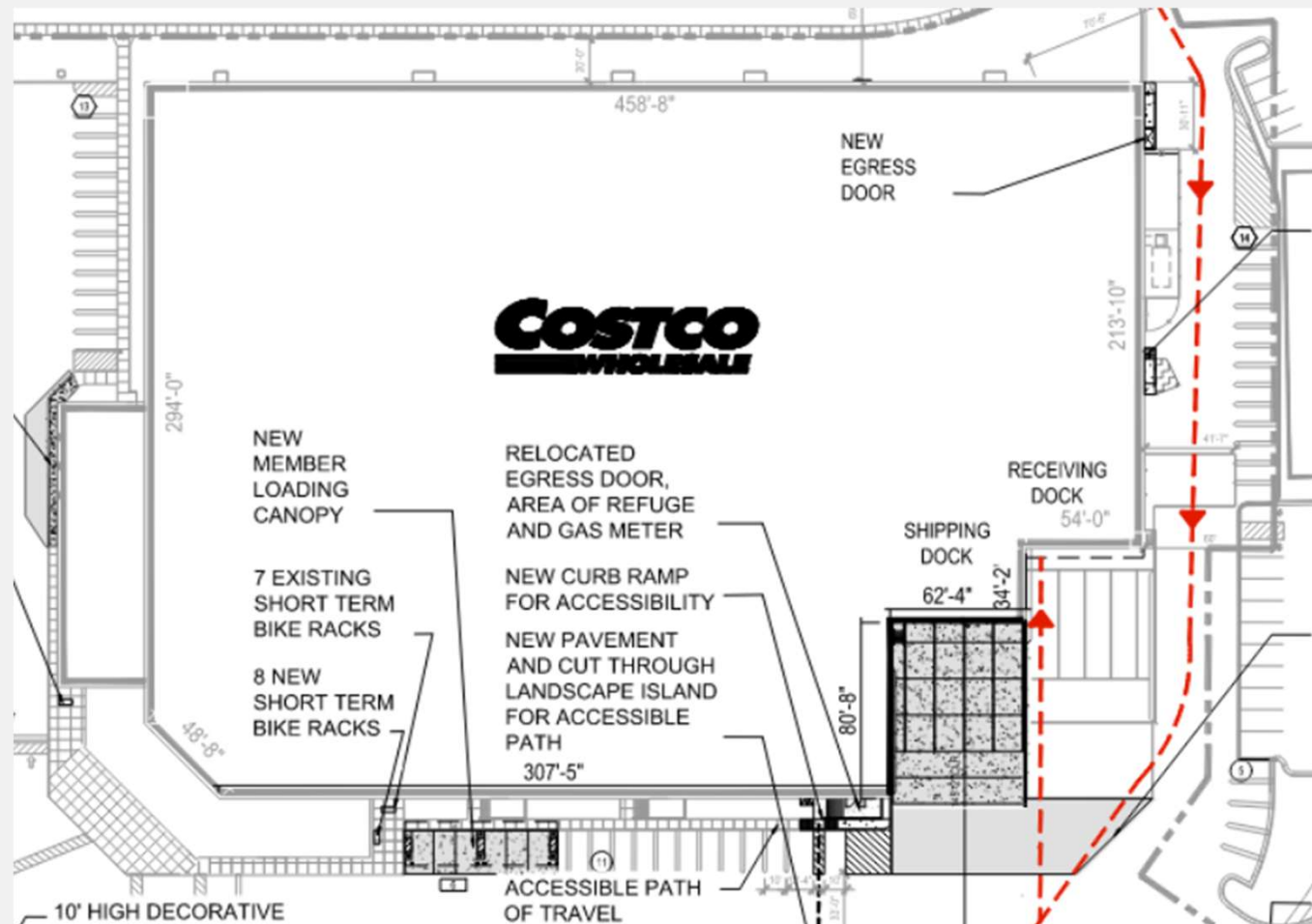
- 88-323-02-D - Any fencing that is visible from the boulevard or parkway shall be 80% transparent and constructed of high quality, permanent materials. Maximum height shall be 6 feet in the rear and 4 feet in the side... Fencing must be of steel, iron, concrete, stucco, stone, brick or other acceptable material.



Site Plan:

2. Loading/Shipping Docks

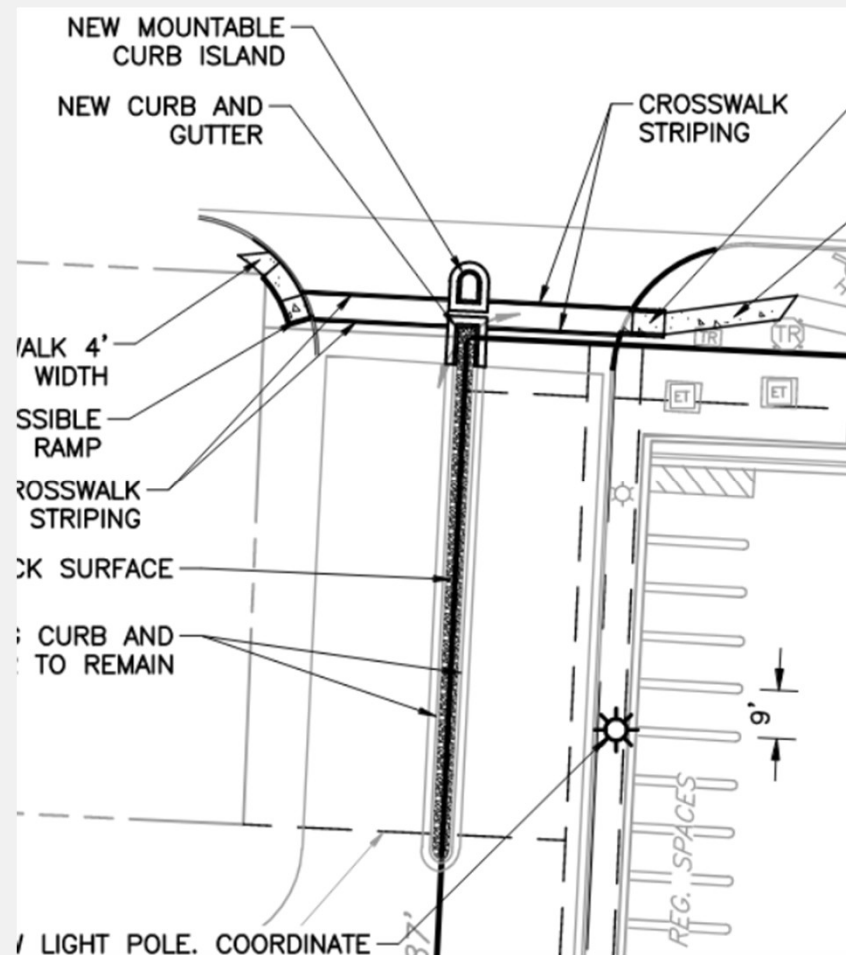
- Four new shipping docks
- Loaded in the afternoon and stored overnight
- ADA path - extended into the parking lot.

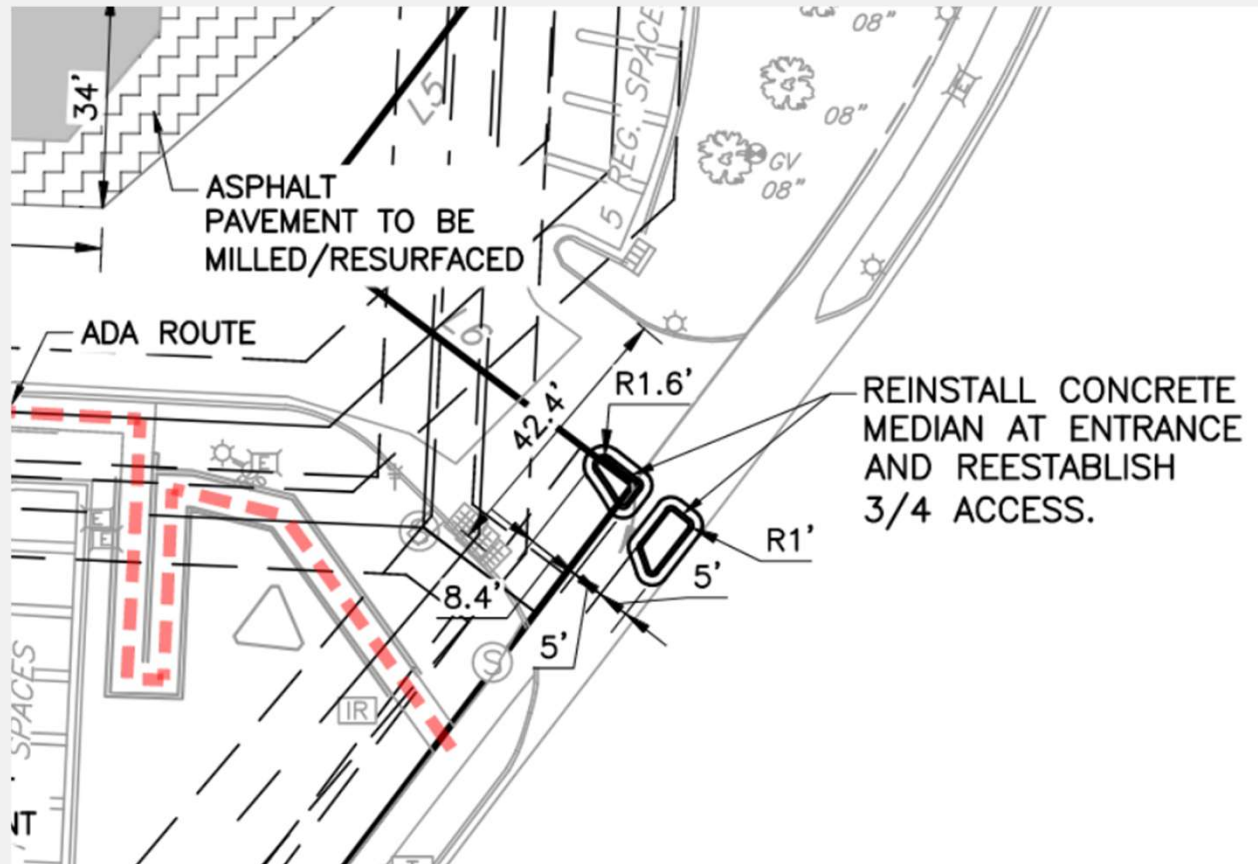


Site Plan:

3. Access Road Median

- Includes crosswalk striping
- Uneven rock surface along the southern portion of the median.
- New curb island



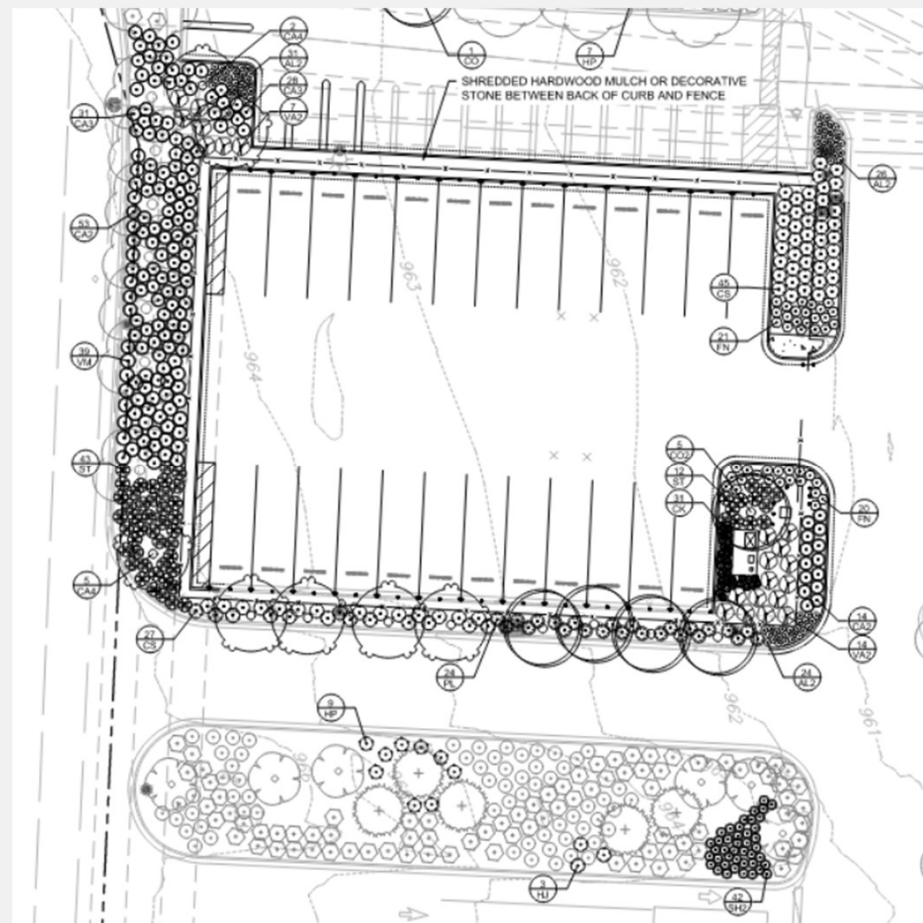
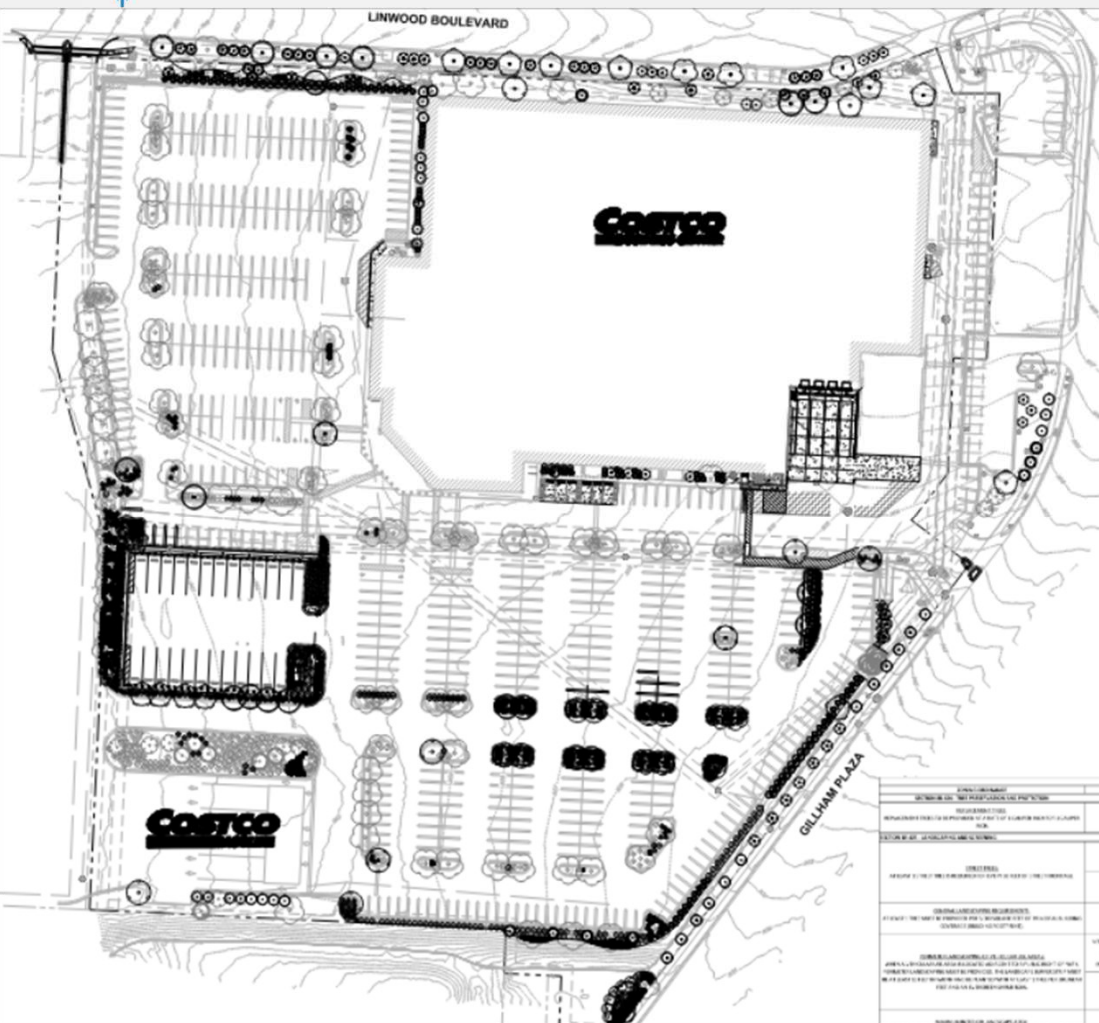




2011

2026







View looking southwest towards the site

88-516-05 - APPROVAL CRITERIA FOR PLANS

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

88-516-05-A. The plan must comply with all standards of this zoning and development code and all other applicable city ordinances and policies, (Note: this provision is not intended to prohibit an applicant from seeking a variance or other form of relief authorized under this zoning and development code or other applicable ordinances, when authorized.)

88-516-05-B. The proposed use must be allowed in the district in which it is located.

88-516-05-C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways.

88-516-05-D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

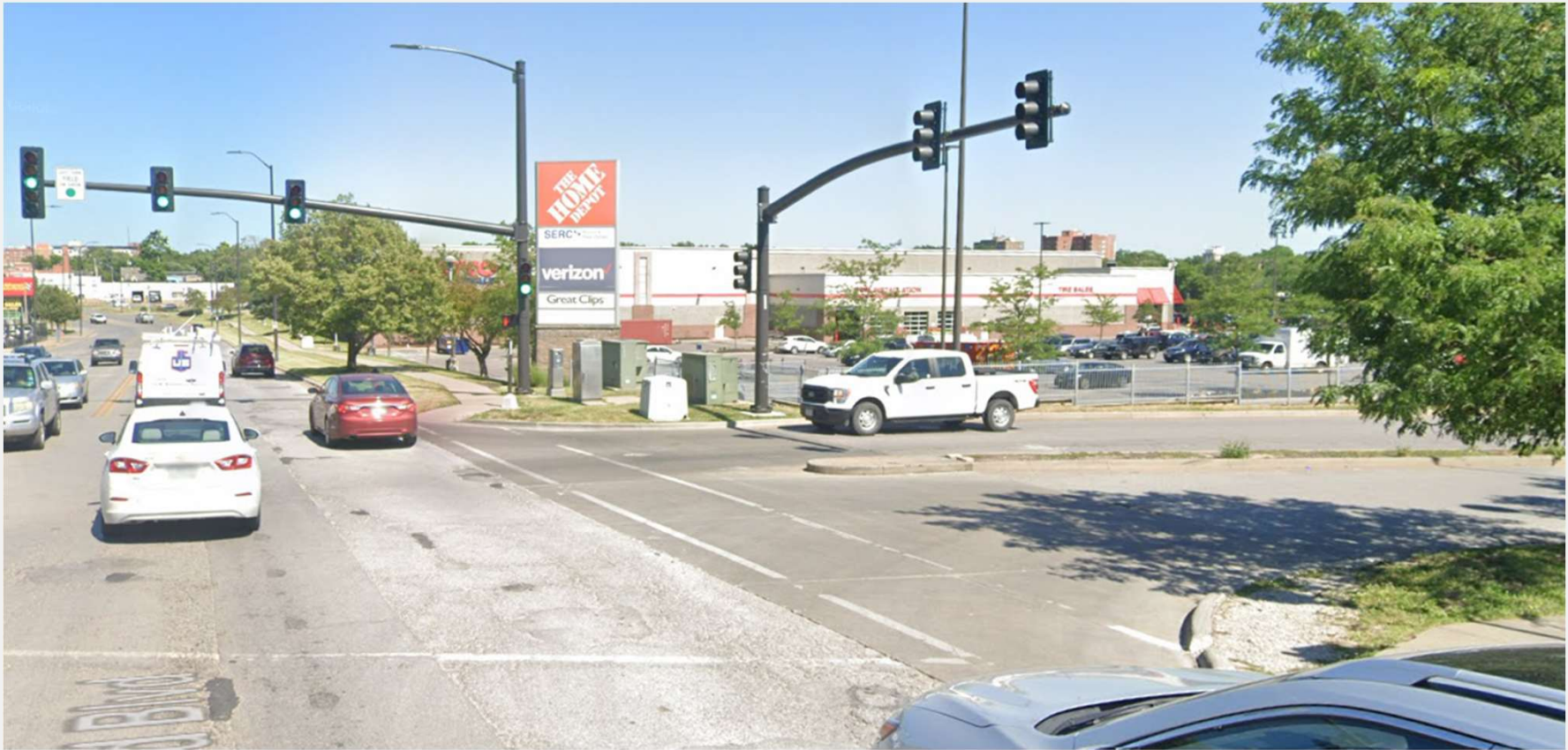
88-516-05-E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

88-516-05-F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

88-516-05-G. Landscaping, berms, fences and/or walls must be provided to buffer the site from undesirable views, noises, lighting or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

88-516-05-H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

88-516-05-I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.



View looking southeast towards the site



View looking southwest towards the site



View looking northwest towards the outdoor storage area

Correction to remove –

1. Provide a lighting plan in compliance with 88-430-06. The lighting along the southern property line needs to be reduced to not exceed 0.186 foot-candle onto an R-zoned property. The lighting along the right-of-way needs to be updated to not exceed more than 1.0 foot-candle onto the right-of-way. The photometric plan should not include existing street lights. UPDATED 07/02/2026: The revised photometric plan still show. foot-candles over 1.0 along Gillham Plaza, please identify or remove existing streetlights to ensure the lighting plan shows only lighting from the site so staff can confirm if it complies with Code. (7/06/2026)

Condition to edit –

10. That a deviation to 88-323-02-D-2, any fencing that is visible from the boulevard or parkway shall be 80% transparent and constructed of high quality permanent materials. Maximum height shall be 6 feet in the rear and 4 feet in the side, to allow for a 10 foot tall ~~wrought iron decorative~~ fence around the outdoor storage area. (7/02/2026)

Staff recommendation:

Approval with Conditions