



**PLANNING, PERMITTING, AND CODE
DEPARTMENTS**

MEMORANDUM

DATE: April 7, 2026

TO: Historic Landmark Commission

FROM: Francesca "Franci" Linder, AICP
Assistant Planning Director

SUBJECT: Agenda Item 6.A - Proposed Medical Office Building located at 701 North Main Street - Discussion

A potential developer has requested preliminary feedback from the Historic Landmark Commission regarding the proposed development of the property at 701 North Main Street. The purpose of this discussion is to provide early guidance to the applicant and minimize revisions during the formal review process.

The underlining zoning of the property is Community Commercial – C3 and is located within the Historic District Overlay. The project is subject to review and approval by the Historic Landmark Commission.

The proposed medical office building is approximately 49,000 square feet and is two story in height. The parcel is approximately 4.28 acres.

While no formal application is currently before the Commission, and staff has not completed a formal review of the project, the proposal will be required to comply with the current regulations and adopted design guidelines upon submittal. The applicant is seeking Commission feedback regarding the proposed project, including overall compatibility within the historic context, scale and massing, and any additional modifications or design considerations the Commission may recommend prior to formal application.

ATTACHMENTS

Attachemnt 1 – Conceptual Site Plan and Elevations