



**PLANNING, PERMITTING, AND CODE
DEPARTMENTS**

MEMORANDUM

DATE: March 3, 2026

TO: Historic Landmark Commission

FROM: Nathan Crane
Planning Director

SUBJECT: Agenda Item 6.A - 305-323 S Main - Discussion

A potential developer has requested preliminary feedback from the Historic Landmark Commission regarding the proposed redevelopment of the property at 305-323 S Main. The project is known as Park Plaza Retail Development. 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 subject to review and approval from the Historic Landmark Commission.

The proposed commercial building is approximately 11,400 square feet and is one story in height. Parapets will be used to screen the rooftop mechanical equipment. A courtyard is located between Main Street and the building.

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