



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Associate Planner Lily Paul
Date: September 1, 2023
Re: Site Plan Review – TANN Investments LLC; NEW Prosperity Center

Site Plan Review

Site/Architectural

This site plan is adhering to all setbacks within the Industrial (IND) zone and the protective covenants. A 52,380 square foot and 139 feet tall building is proposed for the purpose of design and manufacturing of thermal oxidizers. There is an office in the front of the building and the fabrication shop directly behind. There will be 79 parking spots which meets code requirements. The façade of the building will be concrete masonry.

Landscape

Landscaping plan features a variety of maple and oak canopy trees spread throughout the site, and a few planting islands within the parking areas. There is landscaping adjacent to the building as well with shrubs and perennial plants such as dogwood, sumac, reed grass, and black-eyed susan.

Lighting

There is ample lighting evenly placed on the exterior of the building with a max foot-candle of 12.5 and average foot-candle of 0.53. There is no light impeding on neighboring properties or public streets as the average foot-candle on the perimeter of the property is 0.0.

Stormwater

The developer will work with Engineering Department to complete Erosion Control and Stormwater Management permitting.

Recommendation:

Staff recommends to approve the site plan for TANN with the following conditions:

- **Prior to issuance of building permits, must obtain Stormwater and Erosion Control permits from Engineering Department**
- **Provide documentation of wetland permitting**