



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Industrial Park Commission
From: Adrienne Nelson, Associate Planner
Date: April 17, 2026
Re: Site Plan Review – Holland Cold Storage (3600 Electric City Boulevard)

Holland Cold Storage provides cold storage solutions. This project will add an additional 28,340 square feet of space to their existing building.

Site Plan Review:

Site/Architectural: [17.32 \(10\) Supplementary District Regulations & Applicable Zoning](#)

All setback requirements for the Industrial District (IND) and New Prosperity Center covenants are being met and all ordinances are being complied with to include zoning requirements. The current Holland Cold Storage building has a height of 24' and the height of the addition will be the same. There are currently 77 off-street parking spaces, and there are no plans to add additional off-street parking spaces.

Landscape: [17.52 Landscaping Requirements](#)

There will be no change in landscaping.

Lighting:

No concerns with lighting at this time given the location of the addition, but staff would like to see a full lighting plan submitted.

Stormwater: [22 Stormwater Management](#)

The Erosion Control and Stormwater Management permit has been received by the Engineering Department and is currently being reviewed.

Ingress/Egress:

No concerns with traffic at this time.

Public Safety:

No concerns from Fire/Police at this time.

Façade: [17.53 Façade Standards](#)

The proposed site elevations do not meet façade requirements laid out in the New Prosperity Center's [protective covenants](#). Per section eight of the protective covenants:

“Buildings, including sheds or out-buildings, shall be completed with each side of the building in decorative masonry, textured pre-fabricated concrete, smooth concrete finish, or other textured non-metallic surface as approved by the Commission. Exemptions may be made for decorative bands not exceeding four (4) feet in width, windows, door treatments, loading docks, and dock doors. An exemption may also be made for sides of buildings designated for future expansions provided such building side are treated with spray-on textured finish to imitate a non-metallic surface. This exemption may apply to office areas as approved by the Commission if attached as part of an industrial building as to duplicate a flat textured surface. Paint is not a substitute.”

The façade being proposed, however, would be identical to the existing building. The insulated wall panel has been approved in the past because the material that would meet covenant requirements is not approved for use in the interior of a cold storage facility.

Staff Recommendation:

Staff recommend approval of the development with the following conditions:

- Prior to issuance of building permits, Stormwater and Erosion Control permits must be approved by the Engineering Department.
- Prior to issuance of building permits, a lighting plan must be submitted and approved by City staff.
- Prior to issuance of building permits, the owners of the property must record an easement or agreement for private storm sewer connection to the pond and expansion of the fire lane on City property.
- Prior to issuance of building permits, the runoff currently flowing to the south onto neighboring property must be investigated and shown in the plans.