



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Adrienne Nelson, Associate Planner
Date: August 28, 2025
Re: Site Plan Review – Accurate Machine (1901 Hyland Avenue)

Accurate Machine is a manufacturing business that produces parts for different facets of machining. This project will add an additional 6,000 square feet to their existing building.

Site Plan Review:

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

All setback requirements for the Industrial Park District (IPD) are being met and all ordinances are being complied with to include zoning requirements. The current Accurate Machine building has a height of 19' and the height of the addition will be the same. There is space for off-street parking on-site, but no official stalls are painted.

Landscape: [17.52 Landscaping Requirements](#)

The developer will work with the Planning and Community Development Department to complete a landscaping plan.

Lighting:

This addition is not adding any lighting.

Stormwater: [22 Stormwater Management](#)

The developer will work with the Engineering Department to complete Erosion Control and Stormwater Management permitting. An application was received and is currently in the review process.

Ingress/Egress:

No concerns with traffic at this time.

Public Safety:

No concerns noted from Fire/Police at this time.

Façade: [17.53 Façade Standards](#)

The proposed site elevations meet façade requirements.

Staff Recommendation:

Staff recommend approval of the development with the following conditions:

- **Prior to issuance of building permits, must obtain Stormwater and Erosion Control permits from the Engineering Department**
- **Prior to issuance of building permits, must have a landscaping plan approved by the Director of Planning and Community Development.**

