



# MEMO

## PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission  
From: Adrienne Nelson, Associate Planner  
Date: August 27, 2025  
Re: Site Plan Review – Team Industries (1200 Maloney Road)

Team Industries is a pipe and vessel fabrication business. This project will add an additional 1,800 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 Team Industries building has a height of 37' 3 ½" and the height of the addition will be 22' to 23' 3". There are currently 118 off-street parking spaces.

Landscape: [17.52 Landscaping Requirements](#)

There will be no change in landscaping.

### Lighting:

This addition is not adding any lighting.

Stormwater: [22 Stormwater Management](#)

This addition will not require an Erosion Control and Stormwater Management permit.

### 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 as presented.**

