



# MEMO

## PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission  
From: Adrienne Nelson, Associate Planner  
Date: August 27, 2025  
Re: Site Plan Review – Bassett Mechanical (1215 Hyland Avenue)

Bassett Mechanical is a design and manufacturing business for industrial refrigeration, HVAC, plumbing, business automation and controls, metal fabricating, and service solutions. This project will add an additional 12,342 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 Bassett Mechanical building has a height of 26' and the height of the addition will be the same. There are currently 336 off-street parking spaces.

Landscape: [17.52 Landscaping Requirements](#)

There are ten canopy trees located on the property. There are no plans to remove these during the construction process. Landscaping requirements are being met.

### Lighting:

Fully shielded light fixtures will be added to points of ingress/egress to the addition.

Stormwater: [22 Stormwater Management](#)

The Erosion Control and Stormwater Management permit has received approval from the Engineering Department.

### 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.**

