



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: David Kittel Director of Planning and Community Development
Date: 5/6/2025
Re: Site Plan Review – 1900 Tower Dr (Quick Transport)

Quick Transport is preparing to build a 30,000 square foot warehouse on there property on their property at 1900 Tower Dr. This will also add a third driveway opening to help in the movement of trucks in and out of the property.

Site Plan Review:

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

All set back requirements are met and all applicable ordinances are being complied with to include zoning requirements.

Landscape: [17.52 Landscaping Requirements](#)

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

Lighting:

This addition is not adding any lighting.

Stormwater: [22 Stormwater Management](#)

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

Ingress/Egress:

A new driveway is being requested on Tower Dr. There is ample distance between driveways and not intersections near the property. This driveway will help to facilitate trucks entering and exiting the facility.

Public Safety:

No concerns noted at this time.

Façade: [17.53 Façade Standards](#)

The proposed site elevations meet façade requirements as the building will not be facing a street.

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**

