



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Industrial Park Commission
From: Adrienne Nelson, Associate Planner
Date: June 8, 2026
Re: Site Plan Review – TEAM Industries (1020 Prospect Lane)

TEAM Industries has submitted a site plan for review. This project will allow for the regrading of the existing TEAM Industries site located at 1020 Prospect Lane. They will be graveling sections of the site for temporary laydown area as well as erecting a fence along the perimeter of the property.

Although fences can be constructed right up to the property line, per the [South Industrial Park covenants](#), outside storage must be 70' away from the street. The location of the fence is therefore pending an amendment allowing for storage closer to the road.

Staff Recommendation:

Staff recommend approval of the development with the following conditions:

- Prior to issuance of building permits, a landscaping plan must be submitted and approved by City staff.
- 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 parking plan must be submitted and approved by City staff.