



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Adrienne Nelson, Associate Planner
Date: July 20, 2026
Re: Site Plan Review – Profile Finishing Systems (1700-1800 Progress Way)

Profile Finishing Systems is a paint, coating, and adhesive manufacturing business. This project will add an additional 9,950 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 District (IND) and North Industrial Park Phase 1 Covenants are being met and all ordinances are being complied with to include zoning requirements. The current Profile Finishing Systems building has a height of 32' and the height of the addition will be 29'.

Currently, there are 56 off-street parking spaces, and no additional off-street parking spaces will be added with this expansion. Per the North Industrial Phase 1 Covenants:

"One (1) parking stall, measured as 9' x 20' standard or 15' x 20' if handicap, excluding drives and approaches, shall be provided on each property for every one thousand (1,000) square feet of building area or for every two (2) employees, whichever amount constitutes the greater number of stalls. Parking stalls shall be added on each property as required to accommodate all employees."

A parking plan will need to be submitted and approved by the Planning and Community Development Department to ensure this requirement is met.

Landscape: [17.52 Landscaping Requirements](#)

Landscaping requirements are being met.

Lighting:

A lighting plan will need to be submitted and approved by the Planning and Community Development Department.

Stormwater: [22 Stormwater Management](#)

The Erosion Control and Stormwater Management permit has been received by the Engineering Department and is currently being reviewed.

Ingress/Egress:

No concerns with traffic at this time.

Public Safety:

No concerns 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, a parking plan must be submitted and approved by the Planning and Community Development Department.
- Prior to issuance of building permits, a lighting plan must be submitted and approved by the Planning and Community Development Department.
- Prior to issuance of building permits, Stormwater and Erosion Control permits must be approved by the Engineering Department.

