



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Adrienne Nelson, Associate Planner
Date: July 20, 2026
Re: Site Plan Review – TEAM Industries (1100 Prospect Lane)

TEAM Industries is a pipe and vessel fabrication business. This project will add an additional 30,480 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) and South Industrial Park covenants are being met and all ordinances are being complied with to include zoning requirements. The current TEAM Industries building has a height of 30' and the height of the addition will be the same.

Currently, there are 54 off-street parking spaces, and no additional off-street parking spaces will be added with this expansion. Per TEAM Industries, there will be two work shifts at this location, with thirty employees on the first shift and twenty on the second shift. The 54 off-street parking spaces meet the following parking requirements, as outlined per covenant:

- One parking stall shall be provided on each property for every 1,000 square feet of building area. This building has an area of 47,778 square feet, so 47 stalls would be needed.
- One parking stall shall be provided for every two employees. There will be fifty employees working at this location, so 25 stalls will be needed.

Landscape: [17.52 Landscaping Requirements](#)

One tree will need to be planted in the front yard to be in compliance with the City's landscaping ordinance.

Lighting:

No concerns with lighting at this time.

Stormwater: [22 Stormwater Management](#)

The Erosion Control and Stormwater Management permit must be submitted and reviewed by the Engineering Department.

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:

- One tree will be planted in the front yard.
- Prior to issuance of building permits, Stormwater and Erosion Control permits must be approved by the Engineering Department.

