



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Lily Paul
Date: November 11, 2022
Re: Site Plan Review – Bassett Mechanical Corporate Office, 1215 E Hyland Ave

Please find below the review for Bassett Mechanical's corporate office addition off the south end of their existing facility. This is an 8600 square foot addition to accommodate more office space, common areas, bathrooms, and conference rooms. There will be associated parking lot accommodation as well to account for this expansion.

Site Plan Review

Site/Architectural

All setback requirements for Industrial Park District (IPD) are being met for this addition. All height requirements are being met. As mentioned, off-street parking is being addressed. Current parking stalls is 17 and the proposed number of stalls is 24, so adding 7 additional parking spots. Please find attached renderings that depict the façade. Main level of the office will be entirely windows on the façade. The second level will be panels of metal composite material in a charcoal color. The sides of the building will use a combination of the new metal composite material and the existing red brick to blend the existing building and proposed addition together. Also, a small concrete patio will be added just off the west side of this new office for employees to utilize.

Landscape

There is a landscape plan and meets all requirements. A landscaping bed just south of the parking lot features a variety of plants and 3 flag poles. There will also be multiple plantings lining the walkways and patio.

Lighting

There is no additional lighting being added.

Stormwater

Proposed impervious surface coverage percentage is 78 percent which meets requirements. Engineering Department has received Erosion Control and Storm Water Management Plans and will grant the property permitting accordingly.

Recommendation:

Approve the Site Plan for Bassett Mechanical Corporate Office Addition with the following conditions:

1. Prior to issuance of building permits, must obtain Storm Water and Erosion Control Permits from Department of Public Works.

