



# MEMO

## PLANNING AND COMMUNITY DEVELOPMENT

To: Industrial Park Commission  
From: Dave Kittel, Director of Planning and Community Development  
Date: 2/21/2025  
Re: Facade Change Request-Out Lot 3 New Prosperity Center (101 E County Road JJ)

A request for a change to the originally approved façade for Out Lot 3 New Prosperity Center (101 E County Road JJ) has been received. The previously approved Metal style paneling product is not available currently with an expected 6 month wait for the product. Other similar type products were sought out by the developer with the same delay or greater. Due to the building needing to be occupied before the material previously proposed becoming available the Developer would like to use the same product that was used at the recently completed Klink Building. The color would also be the same charcoal type of color that is currently on the Klink Building. A sample of the proposed material will be available for review during the meeting.

The Covenants for this area call for masonry or coated metal style panels for the exterior with an exception allowed for decorative bands especially where overhead doors or other features make other materials less practical and for expansion wall areas. The material presented is the same type that already exists in this Industrial Park and a similar situation is present with the overhead doors on this property that is on the Klink property where the IPC did allow the use of this material.

Attached to this memo is a copy of the original elevations and copy of the covenants for this industrial park for reference and below is an image of Klink completed for consideration of how this may look.



**Recommendation:**

To allow for the use of the R Panel to replace the metal planning previously approved provided no change to the originally proposed masonry and the system is to be installed with hidden fasteners.



