



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: David Kittel Director of Planning and Community Development
Date: 5/16/2025
Re: Site Plan Review – 101 Kelso Rd (Co Vantage)

Co Vantage is finalizing plans to redevelop the property along Kelso Rd adjacent from NEW Prosperity Industrial park. The new development will be a for a Co Vantage Bank of approximately 3,479 square feet. The plans are attached to this report for review and summarized below:

Site Plan Review:

Site/Architectural: [17.32 \(10\) Supplementary District Regulations & applicable zoning](#)

All set back requirements are met and all applicable ordinances are being complied with to include zoning requirements. Note that the property is going through rezoning process to Commercial Highway District(CHD) from Industrial (IND).

Landscape: [17.52 Landscaping Requirements](#)

The proposed Landscape plan submitted meets all requirements per ordinance.

Lighting:

Lighting is being added in the parking lot area, the submitted photometric plan confirms there should be no light directly shining off the property.

Stormwater: [22 Stormwater Management](#)

The developer will work with Engineering Department to complete Erosion Control and Stormwater Management permitting.

Ingress/Egress:

No Concerns noted

Public Safety:

No concerns noted 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, must obtain Stormwater and Erosion Control permits from the Engineering Department**
- **Approval contingent final adoption of rezoning from IND to CHD**

