



# MEMO

## PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission  
From: Adrienne Nelson, Associate Planner  
Date: June 1, 2026  
Re: Site Plan Review – Accurate Machine (1901 Hyland Avenue)

Accurate Mahine is a manufacturing business that produces parts for different facets of machining. This project will add an additional 1,740 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 Accurate Machine building has a height of 19' and the height of the addition will be the same. Currently, there is space for off-street parking on-site, but no official stalls are painted. During this addition, 23 off-street parking stalls will be created, with one being ADA compliant.

*Landscape:* [17.52 Landscaping Requirements](#)

The proposed plan will add three trees to the front yard to ensure compliance with landscaping requirements.

### *Lighting:*

No concerns with lighting at this time.

*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, Stormwater and Erosion Control permits must be approved by the Engineering Department.

