



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Adrienne Nelson, Associate Planner
Date: July 2, 2026
Re: Site Plan Review – Holland Cold Storage (3600 Electric City Boulevard)

Holland Cold Storage provides cold storage solutions. This project will add an additional 28,340 square feet of space to their existing building.

Site Plan Review:

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

All setback requirements for the Industrial District (IND) and New Prosperity Center covenants are being met and all ordinances are being complied with to include zoning requirements. The current Holland Cold Storage building has a height of 24' and the height of the addition will be the same. There are currently 77 off-street parking spaces, and there are no plans to add additional off-street parking spaces.

Landscape: [17.52 Landscaping Requirements](#)

Landscaping requirements are being met.

Lighting:

No concerns with lighting at this time.

Stormwater: [22 Stormwater Management](#)

The Erosion Control and Stormwater Management permit has been conditionally approved by the Engineering Department pending Army Corp of Engineers review.

Ingress/Egress:

No concerns with traffic at this time.

Public Safety:

No concerns from Fire/Police at this time, but an agreement will have to be made with the City for expansion of the fire lane on City property.

Façade: [17.53 Façade Standards](#)

The façade proposed is identical to the existing building and has received approval from the Industrial Park Commission.

Staff Recommendation:

Staff recommend approval of the development with the following conditions:

- Prior to issuance of building permits, the owners of the property must record an easement or agreement for private storm sewer connection to the pond and expansion of the fire lane on City property.
- Prior to issuance of building permits, the owners of the property must submit in writing an affidavit of current and future needs for parking stalls based on employees and visitors, as set forth in Section 3(B) of the NEW Prosperity Center covenants.
- Prior to issuance of building permits, approval must be received from the Army Corp of Engineers.

