



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Associate Planner Lily Paul
Date: April 13, 2024
Re: Site Plan Review – Packerland Home Improvement, 2204 Tower Drive;
Parcel 322092503

Packerland Home Improvement is proposing to add a 7,500 square foot building to their site. The new building will function as a shop and storage space combined, there are 3 other buildings on the site that are used similarly. They also have a show room building, and there is a building for a separate business.

Site Plan Review *Site/Architectural*

Setbacks are met. Lot coverage requirements are met. 12 parking stalls are being added to the site, and parking requirements are met. The building height is 18 feet and 8 inches and meets requirements. All other zoning requirements set forth in the Industrial Park District (IPD) and protective covenants are being met.

Facade

The building will be constructed of concrete, split face block which meets the facade requirements within the IPD and protective covenants.

Landscape

The landscaping plan meets all requirements with the addition of 4 trees in the front yard setback. The trees are Goldflame spirea and mint juniper.

Lighting

The lighting plan shows the addition of 6 wall pack lights, which will provide adequate light for the space. There is no concern of harsh or impeding light.

Stormwater & Erosion Control

The applicant has contacted the engineering department to obtain these permits.

Staff Recommendation:

Approve the site plan for Packerland Home Improvement with the following conditions:

- **Prior to issuance of building permits, must obtain Stormwater and Erosion Control permits from Engineering Department**

