



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Industrial Park Commission
From: Joe Stephenson
Date: 02-10-2022
Re: Site Plan Review – Velocity Water Expansion – 100 Kelso Road

Keller Inc, on behalf of the property owners, has submitted a site plan review for the expansion of the Velocity Water Facility, located at 100 Kelso Road (New Prosperity Industrial Park). The applicant is proposing a 23,671 square foot expansion that will double the size of the existing build. The addition will include two truck bays, an employee patio, additional warehousing space, breakroom, and additional bathroom space. In addition, the applicant will be expanding their parking/drive aisle to improve traffic flow and accommodate increased parking needs.

The expansion will look like the existing facility, with decorative split face, LP Smart siding, and EIFS being used throughout.

The site is zoned Industrial Park (IPD). With adjacent uses being Agriculture to the south, IPD to the north and east, and institutional (cemetery) to the west.

Landscaping requirements have been met. Greenspace and building density meet code. All parking requirements have been met, with 34 off street parking stalls. The total height of the building is 25' 9" (at the high side eave).

Recommendation:

Approval of the Site Plan for Velocity Water 100 Kelso Road, allowing an expansion of the existing facility.