



# MEMO

## PLANNING AND COMMUNITY DEVELOPMENT

To: Industrial Park Commission  
From: Joe Stephenson  
Date: 02-10-2022  
Re: Site Plan Review – TANN Corporation – Oak Grove Road

REI Engineering Inc, on behalf of the property owners, has submitted a site plan review for an Industrial Facility off of Oak Grove Road (New Prosperity Industrial Park). The applicant is proposing a 43,200 square foot Industrial Facility. The facility will occupy Lot 1 of CSM Map #8254, an 8.15 acre parcel previously owned by the City and sold to TANN Corporation for this development.

The site is zoned Industrial Park (IPD), with adjacent uses being Industrial (IND) to the north and Industrial Park (IPD) to the east, west and south.

The façade of the building is Granit Stone Insulated Wall Panels.

Per New Prosperity Center Covenants, 11 shade trees are required on this property or planted at Van Epern Park in lieu of onsite plantings. The applicant has committed to either planting these trees on site or planting trees in Van Epern Park. The decision on where these trees will be placed is still forthcoming. Greenspace and building density meet code. All parking requirements have been met, with 74 off street parking stalls. The total height of the building is 43' 7.5" (at the high side eave).

### Recommendation:

**Approval of the Site Plan for TANN Corporation, off Oak Grove Road, allowing the construction of a new industrial facility with the following conditions:**

- A stormwater management plan is submitted to and approved by the department of public works, prior to building permits issuance.
- Shade tree requirements are met, per New Prosperity Center Covenants, and approved by staff prior to building permit being issuance.