



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Dave Kittel, Director of Planning and Community Development
Date: 3/28/2025
Re: Site Plan Review- 1200 Maloney Rd (TEAM Industries)

A site plan has been submitted for a 3,200 sqft addition on an existing building for TEAM Industries. As part of the project one small utility building will be razed and another is to be relocated. The Industrial Park Committee has reviewed the site plan and recommended approval of the site plan. The site plan is attached to this report for review with a quick break down below:

Site Plan Review:

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

All applicable ordinances are being followed. Final location of the small utility building must be approved by staff to ensure compliance with setback requirements.

Landscape: [17.52 Landscaping Requirements](#)

This addition will not spark on requirements for landscaping

Lighting:

Lighting is not being changed as part of this project

Stormwater: [22 Stormwater Management](#)

The developer will work with Engineering Department to complete Erosion Control and Stormwater Management permitting.

Ingress/Egress:

No concerns noted

Public Safety:

No concerns noted

Façade: [17.53 Façade Standards](#)

Meets requirements, this addition will not be fully visible from the road.

Staff Recommendation:

To approve the site plan for the 3,200sqft addition on to the existing structure with the condition that the relocation of the small utility building is approved by staff to ensure compliance with all setbacks.

