



# MEMO

## PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission  
From: Adrienne Nelson, Associate Planner  
Date: June 16, 2026  
Re: Site Plan Review – TEAM Industries (1020 Prospect Lane)

TEAM Industries has submitted a site plan for review. This project will allow for the regrading of the existing TEAM Industries site located at 1020 Prospect Lane. They will be asphaltting sections of the site for temporary laydown area, erecting a fence along the perimeter of the property, and installing a stormwater pond.

Although fences can be constructed right up to the property line, per the [South Industrial Park covenants](#), outside storage must be 70' away from the street. The location of the fence is therefore pending an amendment allowing for storage closer to the road.

### **Staff Recommendation:**

Staff recommend approval of the development with the following conditions:

- Prior to issuance of building permits, a landscaping plan must be submitted and approved by City staff.
- Prior to issuance of building permits, stormwater and erosion control permits must be approved by the Engineering Department.
- Prior to issuance of building permits, a parking plan must be submitted and approved by City staff.