



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Associate Planner Lily Paul
Date: August 11, 2023
Re: Site Plan Review – Straightline Refrigeration; Lots 12 & 13 of NEW
Prosperity Center

Site Plan Review

Site/Architectural

This site has received a variance for 20 foot front yard setbacks and the site plan is adhering to that and all other setbacks within the Industrial (IND) zone. A 32,010 square foot building is proposed for the purpose of fabricating custom industrial refrigeration systems. There will be 22 parking spots which meets code requirements. The façade of the building will have masonry wainscoting and an approved non-corrugated metal siding which is pewter in color.

Landscape

Code requires 50% of canopy trees within the front yard. With the 20 foot setback variance, the front yard trees may interfere with utilities. Staff will work with the developer to place the trees in an appropriate location. The landscaping plan meets all other requirements.

Lighting

The lighting plan shows a max foot-candle of 5.10 at the loading dock. There is ample lighting evenly placed on the exterior of the building and around the parking lot/driveway with an average foot-candle of 2.16. There is no light impeding on neighboring properties or public streets as the average foot-candle on the perimeter of the property is 0.0.

Stormwater

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

Recommendation:

Staff recommends to approve the site plan for Straightline Refrigeration with the following conditions:

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

