



Planning & Zoning Commission

Meeting Date: March 7, 2023

Requested By: Development Services Department

Item Title:

Consider a site plan application for a facilities operation building at 604 2nd Avenue West.

The city received a site plan application from Gridco, LLC (a real estate holding company for Musco) for a proposed facilities operation building to be located at 604 2nd Avenue West. Although the property is addressed from 2nd Avenue, the new building will face and use 3rd Avenue for access. The 2.7-acre development area is presently vacant and zoned GC General Commercial District.

The facility is intended to replace Musco's current 6,000 SF facility located at 212 2nd Ave West. The proposed building is approximately 13,000 SF and will include offices, workspaces, conference room, maintenance shop, woodshop, and vehicle wash bay. There will be an exterior patio for employees, front parking lot, and a large rear fenced "future use" area.

The building exterior will utilize architectural/decorative metal panels with concealed fasteners. A required sidewalk will be constructed along 3rd Avenue West. With existing trees near the perimeter of the property retained, no additional landscaping will be required.

The submittal has been reviewed by city staff and meets all applicable zoning and development requirements. Staff recommends the Planning & Zoning Commission vote to recommend approval of the site plan as submitted.

The commission's recommendation will be forwarded to the City Council for consideration on March 20th.

Budget Consideration: \$100 application fee.

Attachments: Application, location map, site plan, lighting plan, architectural floor plans and elevation sheets, roof and wall panel details