



MEMORANDUM

“...meeting community needs...enhancing quality of life.”

TO: Community & Economic Development Committee (CEDC)

FROM: Matt Rehbein, Economic Development Specialist

DATE: July 26, 2023

RE: Hayden Properties, LLC Variance Request – Portion of Lots 26, 27, 28 & 29 Southpoint Commerce Park Plat No. 3 and Parcel ID #31-9-5712-00

Hayden Properties (an entity of F Street Development) has notified the City that they have secured a “build to suit” project that will utilize approximately 16 acres of the roughly 30 acres under contract in the Southpoint Commerce Park. The prospective tenant’s operations will primarily consist of manufacturing, wholesaling, warehousing, and distribution as indicated on the site plan (attached). As part of the tenant’s operations, they will have a fleet of delivery vehicles stored and maintained on-site. A “truck shop” of approximately 3,120 square feet is proposed on the site plan. This will be used exclusively for the maintenance and service of tenant delivery vehicles. No commercial truck repair will be done on-site.

The Southpoint Commerce Park Deed Restrictions and Covenants, Section 2 “Land Use”, does not provide for a truck shop. Additionally, Section 4 “Building Standards” (A) states that, “Any building erected shall be at least 7,500 square feet in area and have a gross floor area equal to at least 10 percent of the land area.”

Staff is recommending approval of this variance as the use is complementary to the primary allowed use on-site, and the gross floor area of both buildings well exceeds the 7,500 square feet and 10 percent requirements.

Hayden Properties is an entity of F Street Development. F Street has already purchased approximately 55 acres in Southpoint Commerce Park and built two manufacturing / industrial / warehousing buildings of approximately 220,000 sq. ft. and 250,000 sq. ft, with a third 250,000 sq. ft. building currently under construction.

Staff Recommendation:

A variance to Section 2 “Land Use” and Section 4(A) “Building Standards” to allow for an approximately 3,120 square foot truck maintenance facility on the approximately 16 acres of Lots 26, 27, 28 and 29 in Southpoint Commerce Park Plat No. 3 and Parcel ID #31-9-5712-00 **BE APPROVED.**