TO: Community and Economic Development Committee

FROM: Matt Rehbein, Economic Development Specialist

DATE: May 11, 2022

RE: Farrell Investments, LLC – Variance to Deed Restrictions and Covenants Request

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The City has received a request on behalf of Farrell Investments, LLC for two variances to the Deed Restrictions and Covenants for their expansion on Lot 11 in the Southpoint Commerce Park.

Farrell Investments purchased the existing building at 3920 E. Endeavor Drive in 2018. They have outgrown the existing structure and purchased the adjacent Lot (Lot 11) from the City on May 5, 2022. They plan to combine the parcels via Certified Survey Map (CSM), and a Site Plan is under review at the City.

The first is a variance to Section 4.E "Building Materials" to allow for a second expansion wall to be constructed of metal material on the north face of the building (see attached request and elevations). One metal expansion wall is provided for in the Deed Restrictions and Covenants. The proposed plan indicates metal expansion walls on the west and north faces of the building.

The second is a variance to Section 7 "Parking and Loading" to allow for an overhead door facing the street on the south face of the building (see attached request and elevations). Per the request from Farrell Investments, loading and truck traffic will be directed to the rear (north side) of the building, which is consistent with the location of dock doors and other overhead doors, and consistent with the Deed Restrictions and Covenants. The south facing door would be used infrequently for equipment and racking. The proposed site plan indicates landscaping that will help screen the proposed overhead door.

Staff Recommendation:

A variance to the Southpoint Commerce Park Deed Restrictions and Covenants, Section 4.E to allow for two metal expansion walls, one to the north and one to the west, and Section 7 to allow for an overhead door facing the south elevation of the building **BE APPROVED**.