



MEMORANDUM

TO: Community & Economic Development Committee (CEDC)

FROM: Matt Rehbein, Economic Development Specialist

DATE: May 5, 2016

RE: Variance to the Declaration of Covenants and Restrictions for 3100 E. Capitol Drive, CDR6, LLC

The City has received a request from CDR6, LLC for a variance to the Declaration of Covenants and Restrictions regarding exterior building finish material as outlined in the attached letter of May 5, 2016 (attached). The subject parcel is located in the Northeast Industrial Park Plat 4 at 3100 E. Capitol Drive.

CDR6, LLC had been approved by staff to install a “heavy embossed flat profile” panel similar in appearance to a drivit finish per section 3.C.7 of the Covenants. However, the approved panel was not installed. See the attached letters from CDR6 and Keller Structures for details on this error. Staff was notified immediately of this error and visited the site for review of the materials. Photos taken during the site visit of the existing installed material are attached for your reference.

Also attached to this memo is a copy of the Declaration of Covenants and Restrictions as applicable to this parcel. The Section from which a variance is requested is 3.C.6 as metal panels are currently only allowed for expansion walls, and this material is similar in appearance to a metal panel.

Staff Recommendation:

A variance to the Declaration of Covenants and Restrictions, Item 3.C.6 for Plat 4 in the Northeast Industrial Park, allowing for the currently installed “plank embossed profile” exterior material to remain at 3100 E. Capitol Drive **BE APPROVED**.