

Item 25-0714: Request to approve a variance to Item 5 of the Declaration of Covenants and Restrictions for the Northeast Business Park to allow for a minimum setback of 8 feet to parking for a proposed medical facility and medical office building located at the northeast corner of E. Goodland Drive and N. Conkey Street subject
Community Development Committee

Wed, Jul 09, 2025 4:30PM

Aldersperson Denise Fenton (District 6) 11:34

All right, moving on, our next action item is 25-0714, request to approve a variance to item five of the declaration of covenants and restrictions for the Northeast business park to allow for a minimum setback of eight feet to parking for a proposed medical facility and medical office building located at the northeast corner of East Goodland drive and North Conkey Street, subject to the conditions in the attached staff memo. Can I get a motion?

Aldersperson Vered Meltzer (District 2) 12:02

Move to approve.

Aldersperson Josh Lambrecht (District 1) 12:03

Second.

Aldersperson Denise Fenton (District 6) 12:03

So, we have a motion and a second, and Economic Development Specialist Paul is going to talk to us about this one. Is that Director Three? Okay. No. District One. Is it District One?

Lily Paul (Economic Development Specialist - Community Development) 12:18

It was green. Okay, hello. Thank you. I'll do a little background first. So, this property back in 2015 actually was purchased, and the intention of the building that was going to be on it was actually the same use. So back in 2015 we reviewed the covenants and the use on it was supposed to be medical office, which was, you know, maybe a little ambiguous, versus to the covenants back then, but we approved that use. And so, moving forward, that use is still being applied to this property today. And so that brings us to the request of the variance to the setbacks.

Lily Paul (Economic Development Specialist - Community Development) 12:58

So, our covenants are a little more strict than our zoning. We're having a setback of 15 feet for that parking. So, if you look in this—on the screen, there's the gray area. That is proposed parking. Because the use is medical office that is gonna be more highly parking using user. And so, with this setback, it'll be more, I guess, just better for this use and able to get more parking in and for the flow of the property. So, with that, the covenants being 15 feet to help them, they're asking for an eight-foot setback. That is our zoning requirements. We won't go anything less than zoning requirements because there's no hardship on this property, then you would need a variance to the zoning. So that's just the, I guess, the justification behind that. We're looking for recommendation for approval on this, and I can answer any questions.

Aldersperson Denise Fenton (District 6) 13:53

I'm going to start with one. Similar to something I've asked in the past. So, are there any potential issues with changing—giving them a variance for eight feet when the rest of the properties in the business park are operating under that 15 foot?

Lily Paul (Economic Development Specialist - Community Development) 14:13

Yeah, sure. So, yeah, I think you've asked this before, especially in some of these other situations. Just because it's a different use, and we've already approved that use there would not be a problem. And everyone in this park that has a covenant, they have the ability to go through this process as well if they absolutely want to.

Aldersperson Denise Fenton (District 6) 14:30

Okay, thank you. Anyone else? All right, seeing none, we'll go ahead and vote. All those in favor please signify by saying aye. Aye. That passes three zero.