



# MEMO

## PLANNING AND COMMUNITY DEVELOPMENT

To: Industrial Park Commission  
From: Associate Planner Lily Paul  
Date: March 22, 2024  
Re: Request for Alternative Setback – Profile Finishing Systems – 1700 Progress Way; Parcel 322099100

Profile Finishing Systems is proposing to put an addition on the south side of their existing building for a specific piece of equipment that is advantageous to their operation. The addition is 20,594 square feet, and spans the length of the front of their building. This addition would relocate the office to the back of the building, as there is an 8,000 sq ft office addition proposed for the north side of the building. These additions will also relocate and reduce some parking, and reduce their access driveways from 4 to 2. Please see attached site plan for visuals.

A full site plan still needs to be submitted for review. Before the site plan is complete, the engineers and business owners are requesting an alternative setback to their property. This property is within the first phase of North Industrial Park which has protective covenants and specifies front-yard setback as 50 feet. To maintain the flow of their property, the main addition was proposed on the front of side of the building, but does not fit within the 50 setback. They have configured it to fit within a 25 foot setback, which is specified within the [Industrial District Zoning Regulations](#):

17.25(5) *Dimensional requirements. For all permissible principal uses and structures, the following shall apply:*

a. *Minimum dimensions.*

- (1) *Lot area: 9,000 square feet.*
- (2) *Lot width: 90 feet.*
- (3) *Front yard: 25 feet.*
- (4) *Side yards: 15 feet each; provided, however, that side yards shall be increased one foot in width for every three feet in building height above 35 feet.*
- (5) *Rear yard: 30 feet.*

Staff feels comfortable allowing an exception to the covenants, so long as Zoning Code is being met.

**Recommendation:**

**Staff recommends to approve the alternative front-yard setback for Profile Finishing Systems to IND Regulations of 25 feet**

