



DEPT. OF COMMUNITY  
DEVELOPMENT  
PLANNING DIVISION  
301 W. CHESTNUT  
PHONE: (479) 621-1186  
FAX: (479) 986-6896

## BOARD OF ADJUSTMENT MEETING AGENDA

OCTOBER 3, 2023

5:30 PM

**ONLINE VIEWING: [HTTPS://US02WEB.ZOOM.US/J/84751083708](https://us02web.zoom.us/j/84751083708)**

DISCLAIMER: THE CITY OF ROGERS MAKES NO CLAIMS, PROMISES, OR GUARANTEES REGARDING THE PARTICIPANTS' ABILITY TO ATTEND ANY PUBLIC MEETING VIRTUALLY. TECHNOLOGY RESOURCES, VIRTUAL MEETING PLATFORMS, AND THE INTERNET MAY OCCASIONALLY BE INTERRUPTED OR MADE UNAVAILABLE BY CAUSES BEYOND THE CITY'S REASONABLE CONTROL. THE CITY CANNOT GUARANTEE THAT PARTICIPANTS WILL HAVE THE OPPORTUNITY TO PARTICIPATE VIRTUALLY AT ALL TIMES. PUBLIC FORUMS, PUBLIC HEARINGS, AND SCHEDULED ITEMS OF BUSINESS WILL NOT BE TABLED OR POSTPONED DUE TO TECHNOLOGICAL ISSUES. IF YOU ARE REPRESENTING A PUBLISHED ITEM OF BUSINESS OR WISH TO SPEAK AT A PUBLIC HEARING, IN PERSON ATTENDANCE IS REQUIRED.

### AGENDA

#### **CALL TO ORDER:**

#### **ROLL CALL:**

#### **NEW BUSINESS:**

1. (VAR 23-29) A request by WoodSpring Suites for a variance to allow a reduction in front and interior side setback at 1.43 acres near the SW corner of S. Pleasant Crossing Blvd. & S. Dixieland Rd. in the C2-CU (Highway Commercial, Condominium Unit) zoning districts.
2. (VAR 23-30) A request by Cottages at Magnolia Farms East for a variance from the required first floor height on 4.14 acres near the southeast corner of S. 43rd Street & W. Oak Street in the U-NBT (Uptown Neighborhood Transition) zoning district

#### **ACTION ON MINUTES:**

#### **ADJOURN:**

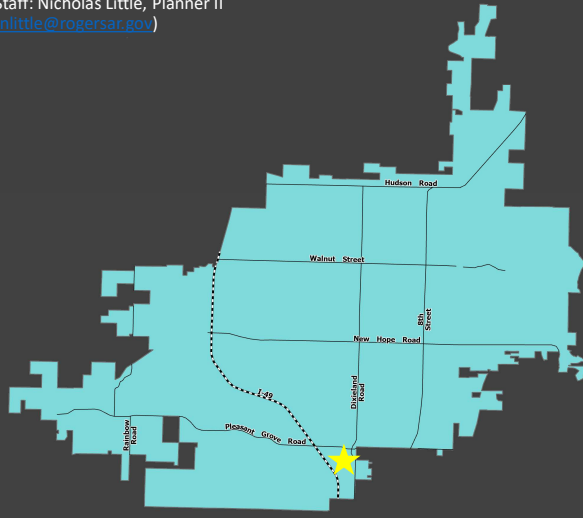


# Variance

# PLANNING

## Woodspring Suites

Staff: Nicholas Little, Planner II  
([nlittle@rogersar.gov](mailto:nlittle@rogersar.gov))



Vicinity Map

### Location

Just east of 4307 S Pleasant Crossing Blvd

### Nature of Request

To allow for a reduction in the front and exterior side setbacks

### Zoning

C-2-CU (Highway Commercial with Condominium Unit)

### Proposed Use

Hotel

### Representative

Ali Karr, CTA

### Summary:

This request is for a reduction in the front and side yard setbacks for the construction of a new hotel.

### Zoning:

C-2 (Highway Commercial): This district is intended for commercial uses, which depend upon high visibility, generate high traffic volumes or cater to the traveling public. These characteristics dictate that this district be located along or at the intersections of arterial classification streets or along frontage roads adjacent to the interstate or other limited-access streets. Sec. 14-709(a)

### Growth Designation:

Commerce Corridor

### Growth Designation Purpose:

To serve as an extension of the Uptown Regional Center in a way that provides for high-intensity development while respecting established residential and commercial patterns along the I-49 corridor. (CGM PAGE 1)

### Growth Designation Character:

Interstate-adjacent areas intended for development that maximizes land use efficiency through vertical form, shared or hidden parking, horizontal or vertical mixed-use, and judicious use of open space. Development should provide walkability and access to multi-modal transportation network. Goals include encouraging compact urban-style design, while discouraging suburban forms such as apartment complexes. (CGM PAGE 1)

### Allowed Zoning Districts:

R-MF, U-NBT, R-O, C-2, C-4



### *(e) Appeals; powers and duties. Sec. 14-724(e)(1)(a)(b)*

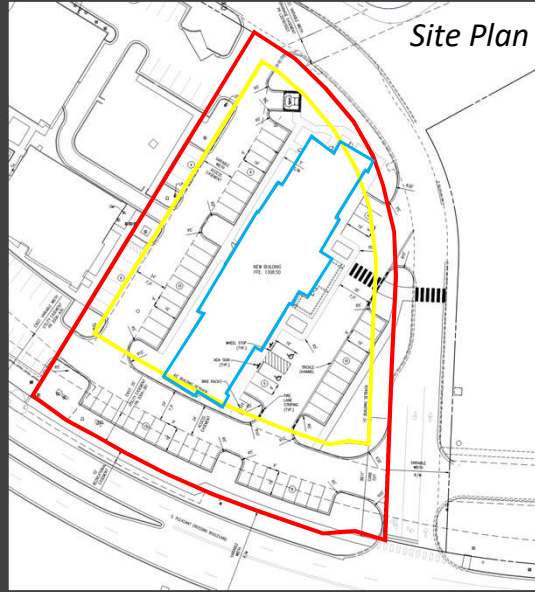
(1) The Board of Adjustment shall hear the following appeals as provided by state law:

- a. Hear appeals from the decision of the Department of Community Development in respect to the enforcement and application of the zoning ordinance and the sign permitting provisions contained in Chapter 44, and may affirm or reverse, in whole or in part, said decision of the Department of Community Development; and
- b. Hear requests for variance from the literal provisions of the zoning ordinance in instances where strict enforcement of the zoning ordinance would cause undue hardship due to circumstances unique to the individual property under consideration, and grant such variances only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the zoning ordinance.

### **Board of Adjustment Duties Per Sec. 14-724(e)(1):**

- a) Hear appeals from the decision of the Department of Community Development in respect to the enforcement and application of the zoning ordinance and the sign permitting provisions contained in Chapter 44, and may affirm or reverse, in whole or in part, said decision of the Department of Community Development; and
- b) Hear requests for variance from the literal provisions of the zoning ordinance in instances where strict enforcement of the zoning ordinance would cause undue hardship due to circumstances unique to the individual property under consideration, and grant such variances only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the zoning ordinance.





**Applicant Hardship**

“This in-fill project is just under 1.5 acres (1.43 ac) within the Power Center commercial area. The property is fully surrounded by right of way frontage, access drives with various radii, and existing utility easements, making the lot an odd shape for development.”

**Applicant Spirit and Intent**

“By granting this variance, the project will be a cohesive addition to the Power Center that provides connectivity between adjacent parcels. There is still a large setback off the arterial road standard for commercial development. The proposed building is placed in line with the west property line and encroaches in the setback for only 30’ of the 415’ east property frontage.”

**Stated Hardship:**

- Odd shaped lot surrounded by right of way, access drives and easements.
- Infill development

**Spirit and Intent:**

- Cohesive addition to the area
- Still setback off the arterial road by about 60’
- Only encroaching eastern property line for about 30’ linear. Number subject to change depending on which setback is applied.
- Nothing to “protect” with setbacks, except for existing commercial center to the west.



# Variance Woodspring Suites

**PLANNING**



### Analysis

- Odd-shaped lot within a commercial subdivision; surrounded by right-of-way and private commercial access
- Long, linear shaped building doesn't quite fit within the bounds of the setbacks for this lot under the current site design
- Setbacks being encroached are based off of right-of-way or easements. Latest information tells us that the access drive on the east side of the development isn't an access easement.
- Building may be able to fit within the setbacks if it's rotated to fit adjacent to the eastern property line.



# Variance Woodspring Suites

**PLANNING**



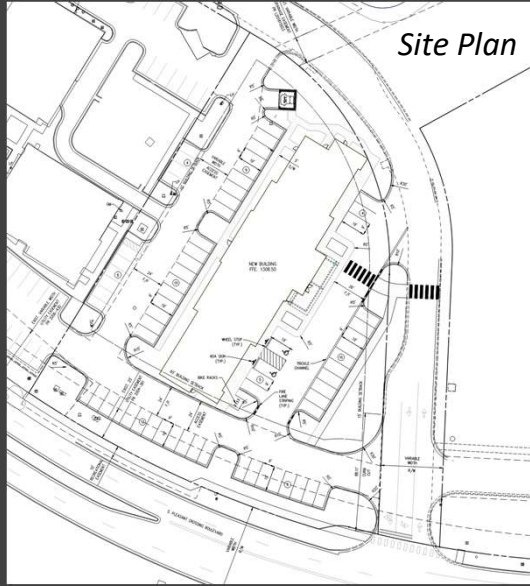
### Analysis

- Legally, drive along the eastern side of the property is a private drive. Discovered after first review that this is not right-of-way.
- Unclear where to establish side setback.
  - Relocation of eastern property line could alleviate need for side setback variance.



# Variance Woodspring Suites

**PLANNING**



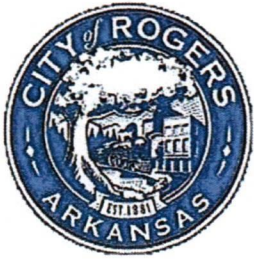
Site Plan

### Recommendation

- **CONSIDER** variance for front and side setback encroachment

### **Recommendation:**

- Staff recommends consideration of the request.



DEPT. OF COMMUNITY DEVELOPMENT  
 PLANNING DIVISION  
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OFFICE USE ONLY	
Permit Fee: _____ (\$100)	Zoning: <u>C2-UM</u>
App Number: <u>23-32</u>	
CityView Application: <u>PL202300882</u>	
Date: <u>9/11/23</u>	

**VARIANCE APPLICATION**

APPLICANT: Crafton Tull (Woodspring Suites)

ADDRESS: 901 N 47th St., Suite 400, Rogers, AR 72756 SUITE #: \_\_\_\_\_

GENERAL LOCATION OF PROPERTY: S Pleasant Crossing Blvd

PHONE #: 479-878-2468 EMAIL: ali.karr@craftontull.com

PROPERTY OWNER: PCPC1 LLC PHONE #: PCPC1 LLC

REQUEST to ALLOW(Cite Variation[s] from Applicable Section[s] of Code and Proposal):  
Reduction in building setbacks - Section 14-709(d)(2). Reduce front setback from 65'  
to 60'. Reduce interior side setback from 15' to 0' in the northeast corner.

**Sec. 14-724(e)(1)(b) requires variance applicants to respond to these two questions for variance consideration:**

How does strict enforcement of the code cause undue hardship due to circumstances that are unique to this property?

This in-fill project is just under 1.5 acres (1.43 ac) within the Power Center commercial area. The property is fully surrounded by right of way frontage, access drives with various radii, and existing utility easements making the lot an odd shape for development.

How will approval of this variance be in keeping with the "spirit and intent" of the code being varied?

By granting this variance the project will be a cohesive addition to the Power Center that provides connectivity between adjacent parcels. There is still a large setback off the arterial road standard for commercial development. The proposed building is placed in line with the west property line and encroaches in the setback for only 30' of the 415' east property frontage.

Ali Karr 08.28.2023  
 Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

[Signature] 8-28-23  
 Attachment Checklist: Property Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

- Owner Signature on Letter or Application       If needed, additional sheet for above required responses
- Survey, elevations, sign proofs and/or other documents as needed to illustrate request

PLANNING STAFF PROVIDES:

BOARD OF ADJUSTMENT DECISION: \_\_\_\_\_

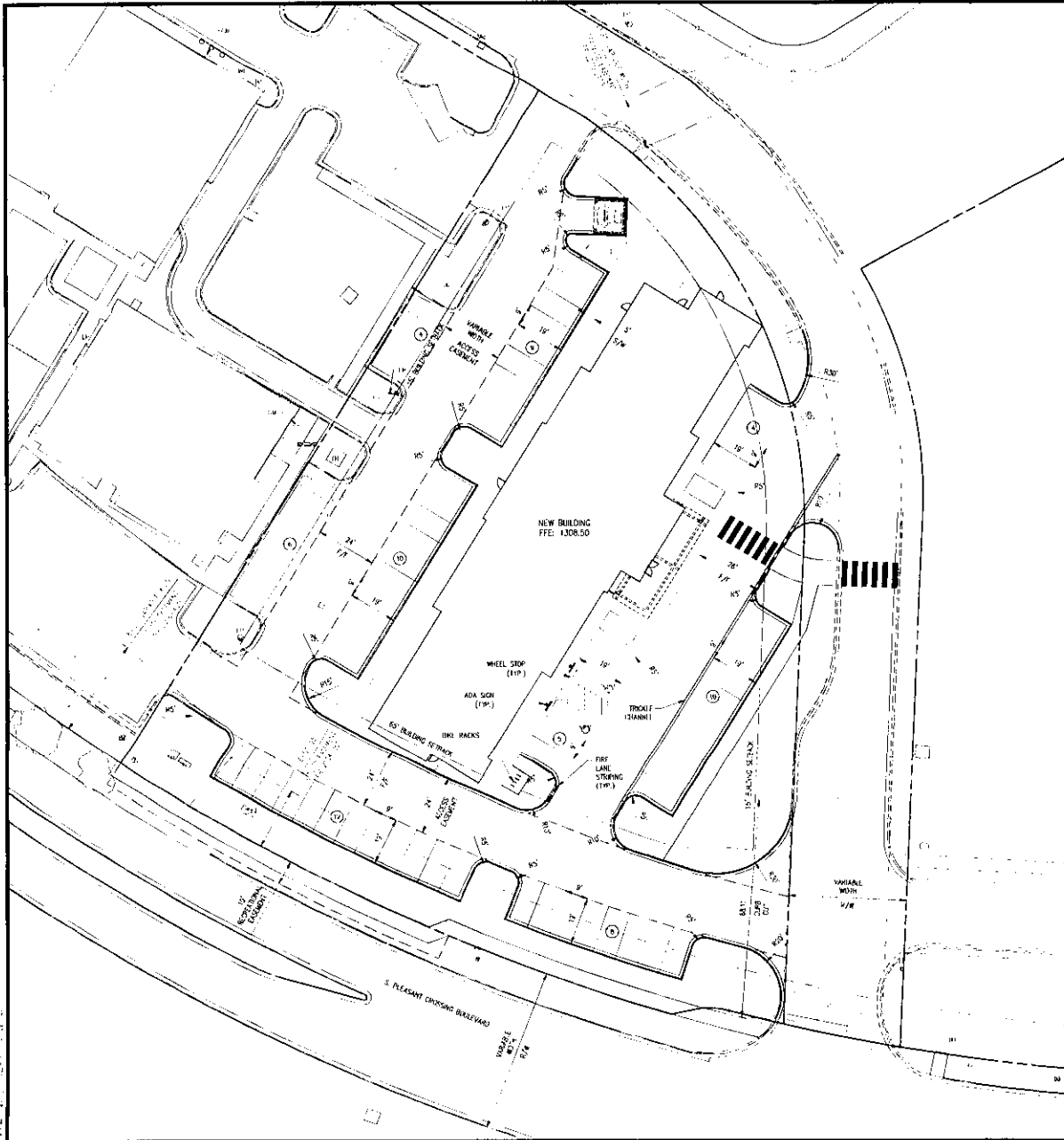
SECRETARY, BOARD OF ADJUSTMENT

DATE of PUBLIC HEARING



PROPERTY DESCRIPTION

LOT 3E OF THE REPLAT OF LOTS 3A AND 3B OF PLEASANT CROSSING, PHASE I, TO THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2005 AT PAGE 980.



LEGEND (EXISTING SYMBOLS)	
SYMBOLS	LINEWORKS
11 HW CONDENSER	14 LASMANT
12 ELECTRIC BOX/TELESTAL	15 CURB
13 ELECTRIC JUNCTION BOX	16 ROOM ID WAY
14 ELECTRIC METER	17 ROAD CENTERLINE
15 ELECTRIC TRANSFORMER	
16 GAS METER	
17 GAS VALVE	
18 LIGHT POLE	
19 SANITARY MANHOLE	
20 TELEPHONE POLE/STAL	
21 WATER METER	
22 WATER VALVE	
23 STORM SEWER MANHOLE	
24 DROP/CURB	
25 PILE	

LEGEND (CONSTRUCT)	
SYMBOLS	LINEWORKS
26 SLT IRON PIN	27 CURB
	28 BUILDING SET BACK
	29 PROPERTY LINE
	30 SIDEWALK
	31 FIRE LANE STOPPING

**PROJECT INFORMATION**

**BUILDING SETBACK:** FRONT 65'  
 REAR/LEFT CORN 10'  
 1313/1300/1318 45'  
 REAR 10'

**PROPOSED:**  
 IMPERVIOUS COVER: 47,975.87/62,178 = 78.9%  
 OPEN SPACE/GREENSPACE: 14,413.9/62,178 = 23.1%  
 GFA: 143,442.02/268,521.17  
 BUILDING SIZE: 11,208.50 FT. (FOOTPRINT)  
 BUILDING USAGE: HOTEL (106 ROOMS TOTAL, 4 STORED)  
 FINISHED FLOOR ELEVATION: SEE GRADING PLAN  
 ZONING: C-2(1)  
 PROPERTY USAGE: HOTEL  
 BUILDING TYPE: CONSTRUCTION TYPE V A

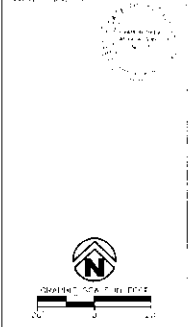
**BUILDING HEIGHT:** 45'-41"  
**ADDRESS:** 5 PLEASANT CROSSING BLVD  
 ROSSIGNY, MO 65754  
**SITE OWNER:** TCC ROSSIGNY, LLC  
 322 S MOULEY  
 MOBILE, AL 36602  
 334-770-4681  
 BLUM@TCCROSSIGNY.COM

**SITE ENGINEER:** DAN TON TALL  
 AUBURN P.E.  
 901 N. 47TH ST., SUITE 400  
 MOBILE, AL 36626  
 479-636-4028

**REQUIRED PARKING:** 1 SPACE IS REQUIRED PER GUESTROOM FOR DEVELOPMENTS LARGER THAN 20 ROOMS. 10 PARKING SPACES MUST BE PROVIDED FOR EACH 10 ROOMS OR FRACTION THEREOF FOR EMPLOYEE AND WORKER USE (SEE MANUFACTURING AND LOGGING, AND OTHER FACILITIES, BUT NOT INCLUDING RESTAURANTS)  
 106 ROOMS/10 = 10.6  
 10.6 X 11 SPACES = 117 TOTAL  
 1 BIKE RACK PER (20) PARKING SPACES  
 60 SPACES/3 = 20 BIKE RACKS  
**PROVIDED PARKING:** PARKING SPACES PROVIDED = 60  
 HANDICAP PARKING PROVIDED = 2  
 TOTAL PARKING PROVIDED = 62  
 4 BIKE RACKS  
 8 BICYCLES

**SITE NOTES**

- THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, STRUCTURAL RETAINING WALLS, MASS GRAVITY WALLS, CANTON WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/DISTRICT/STATE/FEDERAL REGULATIONS AND CODES AND TEST STANDARDS.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ALL STRUCTURES, CURB, PARKING, SIDEWALKS, TRUCK DOCKS, PRIVATE BUILDING DIMENSIONS AND EXISTING UTILITY EXHIBITS, LOCATIONS.
- ALL CURB DIMENSIONS AND RISES ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL PARKING MARKINGS SHOWED ON FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- ALL CURB/SIDEWALK/PARKING RAMP SIDINGS SHALL CONFORM TO ADA STANDARDS OF LOCAL REGULATORY CODES, WHICHEVER IS MORE RESTRICTIVE.
- CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
- CONTRACTOR SHALL MAINTAIN PROPER DRAIN AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
- CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVEWAYS, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION MATERIAL AND/OR MATERIAL BY PRODUCT EAST AND SHEET PILE/SHIELD AND VIBRATORY TRAFFIC TO AND FROM THE SITE.
- THE SCHEDULING MATERIAL USED FOR ROOF MOUNTED EQUIPMENT SHALL BE THE SAME AS THE PRIMARY EXTERIOR BUILDING MATERIALS.
- ALL HVAC AND OTHER EQUIPMENT MUST BE SCHEDULED FROM PUBLIC WORK.



**WOODSPRING SUITES**  
 5 PLEASANT CROSSING BOULEVARD  
 ROSSIGNY, MO 65754

PRELIMINARY PLANS  
 NOT TO BE USED FOR CONSTRUCTION

SHEET PLAN  
**C-102**

G:\23105100\_WoodSpring\INFRASTRUCTURE\CIVIL\DWG\SITE PLAN.dwg, 8/25/2023 11:06:01 AM, AutoCAD PDF (General Documentation).pc3



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## REDUCTION SURVEY STANDARDS

**Surveys must feature the following:**

- Information required per Arkansas Standards of Practice No. 1.
- Graphic depiction (with bearings and distances) of the area to be reduced.
- Textual depiction of the linear distance to be reduced.
- If a reduction only involves specific encroachments, the reduction area must include the specific encroachments.

**Required signatures:**

<i>Setback and easement reduction:</i>	<i>Setback reduction only:</i>	<i>*Easement reduction only:</i>
Property owner (with notarization) Secretary, Board of Adjustment Community Development Director RWU Electric provider Gas provider CATV provider Phone/Internet provider	Property owner (with notarization) Secretary, Board of Adjustment Community Development Director	Property owner (with notarization) Community Development Director RWU Electric provider Gas provider CATV provider Phone/Internet provider

\*Easement reductions do not require a variance, but shall be submitted for review by Community Development and RWU, and require approval from all appropriate utilities. Submittals for easement reductions follow the standards and details above.

**Utility Contact Information:**

Provider	Contact	Phone #	Email
Rogers Water Utilities	Stephen Ponder	(479) 621-1156	stephenponder@rwu.org
Carroll Electric	Derek Thurman	(479) 273-2421 *2690	dthurman@carrollecc.com
AEP SWEPCO	Chris Andreolli	(479) 986-1015 / (479) 721-8573	clandreolli@aep.com
Black Hills Energy	Adam D. Comer	(479) 320-5104 / (479) 877-0006	adam.comer@blackhillscorp.com
CATV (Cox)	Jason Combs	(479) 263-7057	jason.combs@cox.com
Phone (AT&T)	Anthony Williams	(479) 442-3173	aw9156@att.com



## UNDERSTANDING THE VARIANCE PROCESS

### Sec. 14-724 of Rogers Code of Ordinances

#### Application steps:

1. Discuss variance with Planning staff to verify nature of request.
2. Complete application and provide the following supplements:
  - One-hundred dollar (\$100) filing fee made payable to the City of Rogers.
  - Unabbreviated legal description. Platted lot/block description is sufficient.
  - Reduction survey, site plan, sign proofs, pictures, or any other items necessary to explain request. Setback reduction requests must include the reduction distance in terms of linear feet.
3. Once application and required supplements are submitted and determined to meet all requirements, Planning staff will assign the variance request to a public hearing date based on the Public Hearing deadline and meeting schedule.

#### Public hearing details:

- Public hearings for variance requests are held during regularly scheduled Board of Adjustment meetings which take place on the first and third Tuesday of each month. The Board meets at 5:30 pm in the Council Chambers at City Hall.
- A legal notice of public hearing is advertised in the newspaper, and a public hearing notice sign is placed on the subject property 15 days prior to the Board of Adjustment meeting.
- The applicant or representative must be in attendance to represent the request and answer questions from the Board. If the applicant or representative fails to appear on the scheduled meeting date, the item can be postponed only once. If the applicant fails to appear on the second meeting date, the request will be automatically denied.
- The Board may approve a variance request with conditions or limits.

#### If your sign variance is approved:

- Sign variances require that a sign permit be obtained within six (6) months of approval.

#### If your setback reduction is approved:

- Setback reduction variances require provision of an official reduction survey that complies with the city's REDUCTION SURVEY STANDARDS.
- Planning staff will review and confirm that the reduction survey complies with survey standards and the approved variance. Survey revisions may be necessary.
- Once reviewed, surveys may be submitted for signatures on paper not exceeding 18" x 24". If a survey requires City and utility signatures, utility signatures must be gathered first.
- Surveys must be recorded with the Benton County Circuit Clerk, and a pdf must be filed with the Department of Community Development before considered final.



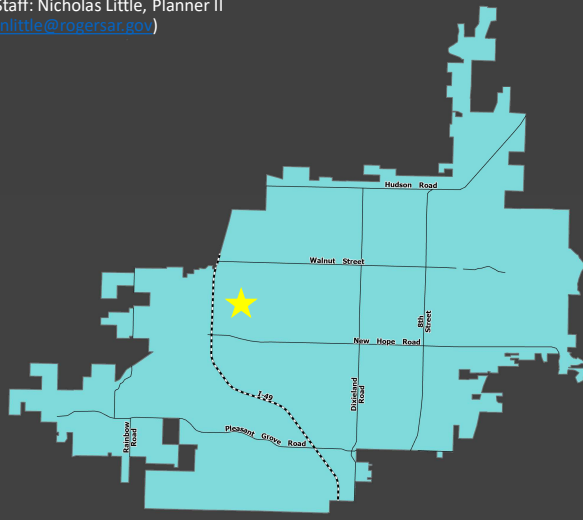


# Variance

# PLANNING

## Cottages at Magnolia East

Staff: Nicholas Little, Planner II  
([nlittle@rogersar.gov](mailto:nlittle@rogersar.gov))



Vicinity Map

### Location

Just south of the intersection of W Oak Street and S 43<sup>rd</sup> Street

### Nature of Request

To allow a reduction of the required first floor height in U-NBT

### Zoning

U-NBT (Uptown Neighborhood Transition)

### Proposed Use

Townhomes

### Representative

Ali Karr, CTA

### Summary:

This request is for a reduction of the required first floor height from 12' to 8'1".

### Zoning:

U-NBT (Uptown Neighborhood Transition): The purpose of the Uptown Neighborhood Transition zone is to provide medium- to high-density residential infill between the other URDC zones and surrounding existing residential neighborhoods. U-NBT development is typically characterized by residential structures that are single-family, 2- to 3-stories, with very small or zero side setbacks, such as brownstones, townhomes, garden homes, or similar housing types that normally feature front on-street parking and rear- or side-entry garages. Sec. 14-732(1.1)(iv)

### Growth Designation:

Commerce Corridor

### Growth Designation Purpose:

To serve as an extension of the Uptown Regional Center in a way that provides for high-intensity development while respecting established residential and commercial patterns along the I-49 corridor. (CGM PAGE 1)

### Growth Designation Character:

Interstate-adjacent areas intended for development that maximizes land use efficiency through vertical form, shared or hidden parking, horizontal or vertical mixed-use, and judicious use of open space. Development should provide walkability and access to multi-modal transportation network. Goals include encouraging compact urban-style design, while discouraging suburban forms such as apartment complexes.(CGM PAGE 1)

### Allowed Zoning Districts:

R-MF, U-NBT, R-O, C-2, C-4



### *(e) Appeals; powers and duties. Sec. 14-724(e)(1)(a)(b)*

(1) The Board of Adjustment shall hear the following appeals as provided by state law:

- a. Hear appeals from the decision of the Department of Community Development in respect to the enforcement and application of the zoning ordinance and the sign permitting provisions contained in Chapter 44, and may affirm or reverse, in whole or in part, said decision of the Department of Community Development; and
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### **Board of Adjustment Duties Per Sec. 14-724(e)(1):**

- a) Hear appeals from the decision of the Department of Community Development in respect to the enforcement and application of the zoning ordinance and the sign permitting provisions contained in Chapter 44, and may affirm or reverse, in whole or in part, said decision of the Department of Community Development; and
- b) Hear requests for variance from the literal provisions of the zoning ordinance in instances where strict enforcement of the zoning ordinance would cause undue hardship due to circumstances unique to the individual property under consideration, and grant such variances only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the zoning ordinance.



**Request**

- To vary Sec. 14-732(4.5)(c)(i), which requires a first floor height of 12' for all frontages in a U-NBT development
- Proposed height of first floor in all units: 8'1"

**Request:**

- U-NBT zoning requires 12' first floor, to account for the possibility of a commercial use on the first floor.
- Development is proposing 8'1" first floor.



## Cottages at Magnolia Farms East



### Applicant Hardship

“The intent of the this code is to build the first floors to commercial ready standards, which allows for a building to potentially be converted from residential use to commercial use in the future and creates more mixed-use areas. We are providing a first-floor ceiling height of 8’-1”, because the first floor of these buildings functions as a garage. This development is part of a larger master plan that includes multiple commercial projects, which will create an overall mixed-use development that will benefit the community. However, these townhomes will never be converted to commercial use, and requiring them to be built as such would create undue hardship for the developer.”

### Applicant Spirit and Intent

“We believe we are meeting the spirit and intent of the code with the mixed-use master plan for the area, even though this development does not meet the letter of the code for first floor ceiling heights.”

### Stated Hardship:

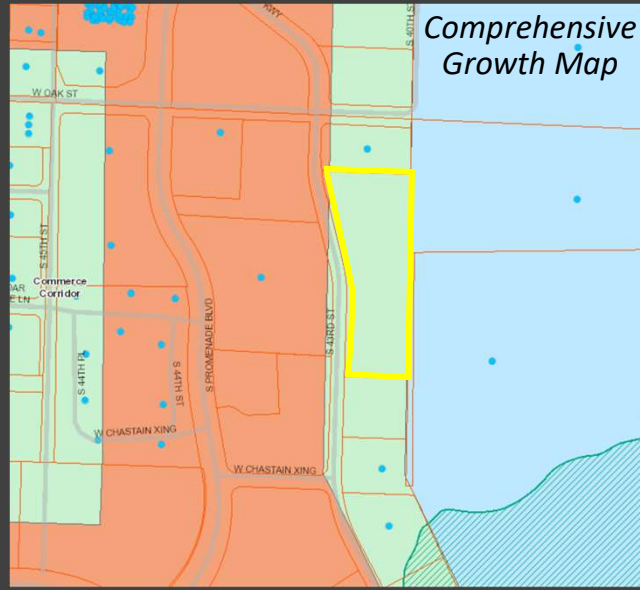
- First floor of townhomes are garages
- Master plan for area will be mixed-use and contain commercial uses.
- Units will never be used as commercial

### Spirit and Intent:

- Master plan for area will be mixed use and contain commercial uses



# Cottages at Magnolia East



Comprehensive Growth Map

### Analysis

- Lot fronts S 43<sup>rd</sup> Street, a minor street that parallels S Promenade Blvd, a major arterial.
- Proposed development is being built to the urban form that URDC calls for, while also featuring garages and street parking.
- Subject property is designated for NBT growth, within the commerce corridor. This is intended to act as a residential buffer between potentially intense commercial uses in Commerce Corridor and adjacent Neighborhoods.
- Staff cannot guarantee that future developments in the area will contain commercial uses.

- S 43<sup>rd</sup> Street functions more as a side street, compared to an arterial like S Promenade. Not very much commercial viability within NBT form at this location.
- Proposed development utilizes urban form, street parking and garages and features no surface parking, while providing efficient housing. *“The purpose of the Uptown Neighborhood Transition zone is to provide medium- to high-density residential infill between the other URDC zones and surrounding existing residential neighborhoods. U-NBT development is typically characterized by residential structures that are single-family, 2- to 3-stories, with very small or zero side setbacks, such as brownstones, townhomes, garden homes, or similar housing types that normally feature front on-street parking and rear- or side-entry garages.”*
- Commerce corridor has an NBT buffer designated along its edges to protect adjacent Neighborhoods from potentially intense C-2 or C-4 developments.
- In this area, the applicants have several multifamily/townhome developments under way. Staff recently received a mixed use medical and commercial development request just northwest of the subject property. Staff has not seen a full master plan for the area.



## Variance

PLANNING

### Cottages at Magnolia Farms East



#### Recommendation

- **APPROVE** variance for first floor height reduction

#### **Recommendation:**

- Staff recommends approval of the request.



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OFFICE USE ONLY	
Permit Fee: _____ (\$100)	Zoning: _____
App Number: _____	
CityView Application: _____	
Date: _____	

### VARIANCE APPLICATION

APPLICANT: Crafton Tull  
 ADDRESS: 901 N 47th St., Suite 400, Rogers, AR 72756 SUITE #: \_\_\_\_\_  
 GENERAL LOCATION OF PROPERTY: East of S 43rd St  
 PHONE #: 479-878-2468 EMAIL: ali.karr@craftontull.com  
 PROPERTY OWNER: EF Capital AR LLC PHONE #: 501-690-4782  
 REQUEST to ALLOW(Cite Variation[s] from Applicable Section[s] of Code and Proposal): \_\_\_\_\_  
Section 14-732(4.5)(c). Reduce minimum first floor height of 12' to 8'.

**Sec. 14-724(e)(1)(b) requires variance applicants to respond to these two questions for variance consideration:**

How does strict enforcement of the code cause undue hardship due to circumstances that are unique to this property?

The intent of this code is to build the first floors to commercial ready standards, which allows for a building to potentially be converted from residential use to commercial use in the future and creates more mixed-use areas. We are providing a first-floor ceiling height of 8'-1", because the first floor of these buildings functions as a garage. This development is a part of a larger master plan that includes multiple commercial projects, which will create an overall mixed-use development that will benefit the community. However, these townhomes will never be converted to commercial use, and requiring them to be built as such would create undue hardship for the developer.

How will approval of this variance be in keeping with the "spirit and intent" of the code being varied?

We believe we are meeting the spirit and intent of the code with the mixed-use master plan for the area, even though this development does not meet the letter of the code for first floor ceiling heights.

Ali Karr \_\_\_\_\_ 08.28.2023  
 Applicant Signature Date

[Signature] \_\_\_\_\_ 8-28-23  
 Property Owner Signature Date

- Attachment Checklist:**
- Owner Signature on Letter or Application
  - If needed, additional sheet for above required responses
  - Survey, elevations, sign proofs and/or other documents as needed to illustrate request

PLANNING STAFF PROVIDES:

BOARD OF ADJUSTMENT DECISION: \_\_\_\_\_

SECRETARY, BOARD OF ADJUSTMENT \_\_\_\_\_ DATE of PUBLIC HEARING \_\_\_\_\_



PROPERTY DESCRIPTION

LOT 13, THE FARMS COMMERCIAL SUBDIVISION, ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN ON FINAL PLAT RECORD 2008, PAGES 58 THROUGH 60

### ELEVATION - SYMBOL LEGEND

	DOOR TAG		TOP OF PLATE XTH FLOOR
	WINDOW TAG		TOP OF DECK XTH FLOOR
	WALL SECTION TAG		TOP OF HEEL XTH FLOOR
	DETAIL SECTION TAG		TOP OF SLAB XTH FLOOR
	SLOPE TAGS		FINISH FLOOR
	BRICK VENEER		FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0\"/>

### COLOR LEGEND

- ALL BUILDING TRIM, FASCIA, HEADERS, SILLS, TRELLIS, CORNICES, PARAPETS, BALCONY BASE TRIM, STAIR OVERHANGS, AND STAIRWING WALLS TO BE SW 7088 PACER WHITE. WINDOW FRAMES AND ALUMINUM CANOPIES TO MATCH.
- ALL EXPOSED ALUMINUM NICHIA CORNERS, EDGINGS, AND CONNECTIONS TO BE DARK ANTIQUE BRONZE.
- ILLUMINATION SERIES CORNERS TO BE PATTERN OF SW 2806 ROCKWOOD BROWN, SW 2886 RYKOFCIT FLOWER, SW 2855 SYCAMORE TAN, SW 0705 CYBER SPACE, AND SW 0006 BLACK BEAN. ARCHITECT TO DISTRIBUTE COLOR KEY.
- FLASHING & EXPANSION JOINT COVERS TO MATCH ADJACENT WALL COLOR.
- BALCONY RAIL S. FLOORS, GUTTERS, AND DOWNPOUTS TO BE BROWN IN COLOR SELECTED FROM MANUFACTURER STANDARD COLORS BY ARCHITECT DURING THE SUBMITTAL PROCESS.
- CONTRACTOR TO SUBMIT MANUFACTURER COLOR OPTIONS FOR COILING GARAGE DOOR, NICHIA METAL TRIM, WINDOW FRAMES, AND ALUMINUM CANOPIES.

	FIELD COLOR 1		CANOPY #1 REF A7 XX
	FIELD COLOR 2		CANOPY #2 REF A7 XX
	FIELD COLOR 3		

- ### ELEVATION NOTES
- PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
  - MOUNT ALL EXTERIOR WALL LIGHT FIXTURES WHERE BOTTOM OF LIGHT FIXTURE IS AT 8'-0" A.F.F. WHERE THEY PROJECT MORE THAN 4" FROM FACE OF WALL.
  - REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR F.F.E. AND SLAB BREAKS.
  - FLASHING, WATERPROOF MEMBRANE, PROPER DIALS AND SEALANTS (GASKETS ROOFS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES AND OTHER WEATHER EXPOSED AREAS.
  - PROVIDE A WATER TIGHT BUILDINGS), ROOF AND EXTERIOR ENVELOPE THAT SHEETS WATER PROPERLY.
  - ALL PATIOS, PORCHES, BALCONIES, AND SIDEWALKS TO BE SLOPED 1/8" PER FT. MINIMUM IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.
  - GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND IS TO SLOPE AWAY FROM THE BUILDING 5% MIN FOR NE PER IRC 1804.3.
  - GRADE ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL & LANDSCAPE DRAWINGS FOR FINE GRADING.
  - PROJECT ADDRESS SIGNAGE TO BE 12" HT. INDIVIDUAL MOUNT, METAL REVERSE PAN CHANNEL NUMBER, STREET NUMBERS ONLY.
  - SIEMS ARE FOR REFERENCE ONLY. ALL SIEMS SHALL BE REVIEWED AND INSTALLED UNDER SEPARATE PERMIT.
  - ALL EXTERIOR COLORS, FINISHES, AND DECORATIVE TRIM BANDS TO TERMINATE AT AN INSIDE CORNER, U.N.O.
  - ALIGN ALL MECHANICAL VENTS BOTH HORIZONTALLY AND VERTICALLY.
  - PER 2012 IRC SECTION 1408.2.2(2), ARCHITECTURAL TRIM THAT EXCEEDS 40'-0" AFG IN HEIGHT ON BUILDING SHALL BE CONSTRUCTION SHALL BE OF APPROVED, NON-COMBUSTIBLE MATERIALS AND SHALL BE SECURED TO THE WALL WITH METAL OR OTHER APPROVED, NON-COMBUSTIBLE BRACKETS.
  - PITCHED ROOFS, CRICKETS, DORMERS, ETC. TO HAVE A MINIMUM ROOF PITCH OF 4:12. REFER TO ROOF PLAN FOR ROOF PITCHES.

Designed by: \_\_\_\_\_  
 Drawn by: \_\_\_\_\_  
 Architect of Record: XXXX  
 Date Plotted: 7/13/2023 5:02:41 PM

Issue for Pricing / Bidding: \_\_\_\_\_  
 Issue for Permit Application: \_\_\_\_\_  
 Issue for Construction: \_\_\_\_\_

Revisions		
#	DATE	COMMENTS

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Client Logo

**THE COTTAGES AT MAGNOLIA FARMS - PHASE 1A**  
 [PROJECT ADDRESS]  
 [CLIENT NAME]

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 NEWPORT BEACH - ORLANDO - SCOTTSDALE - CHENNAI - HANOI  
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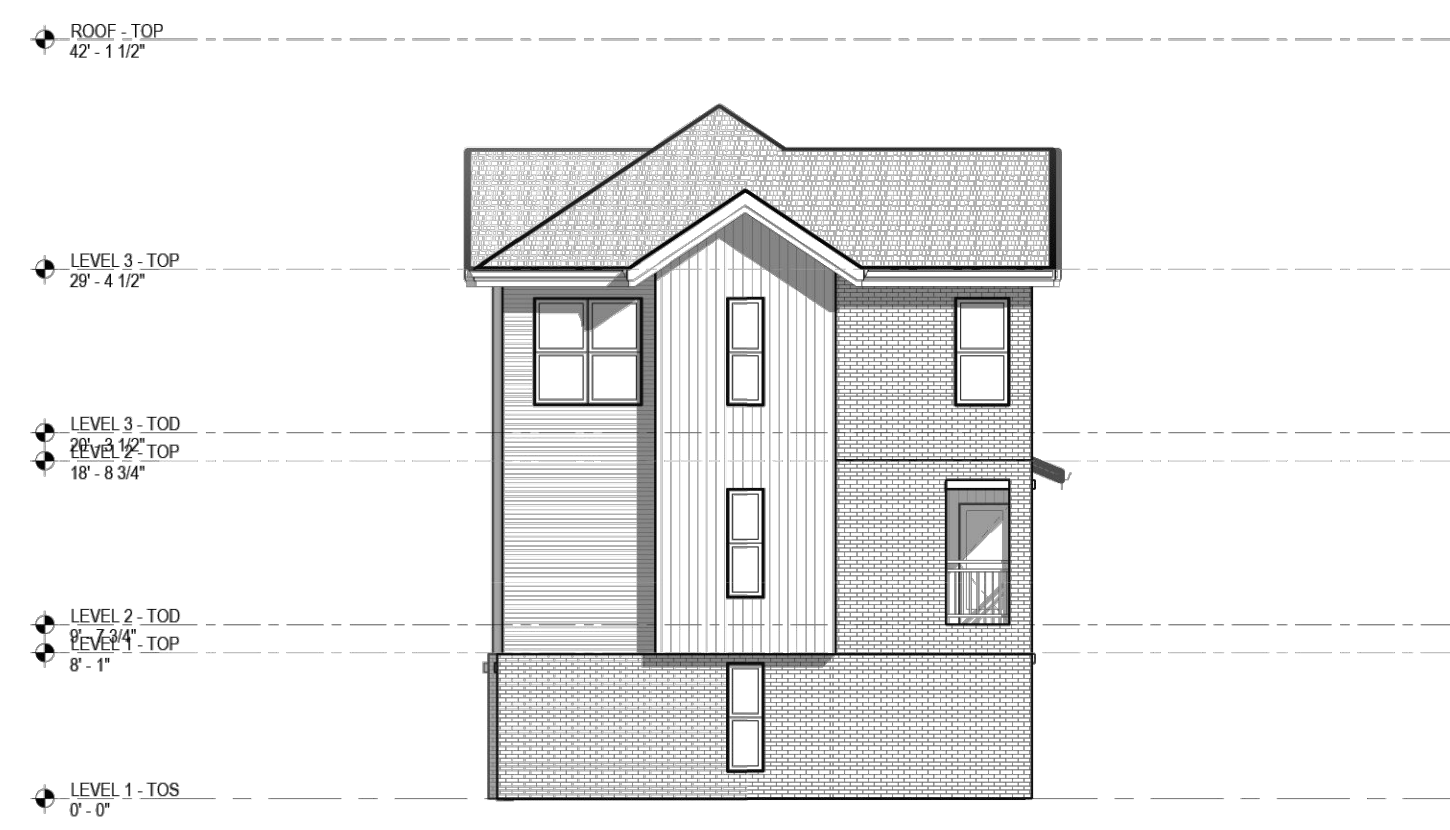


SHEET CONTENTS  
 BUILDING TYPE I - EXTERIOR ELEVATIONS

SHEET NO.

**A4.15**

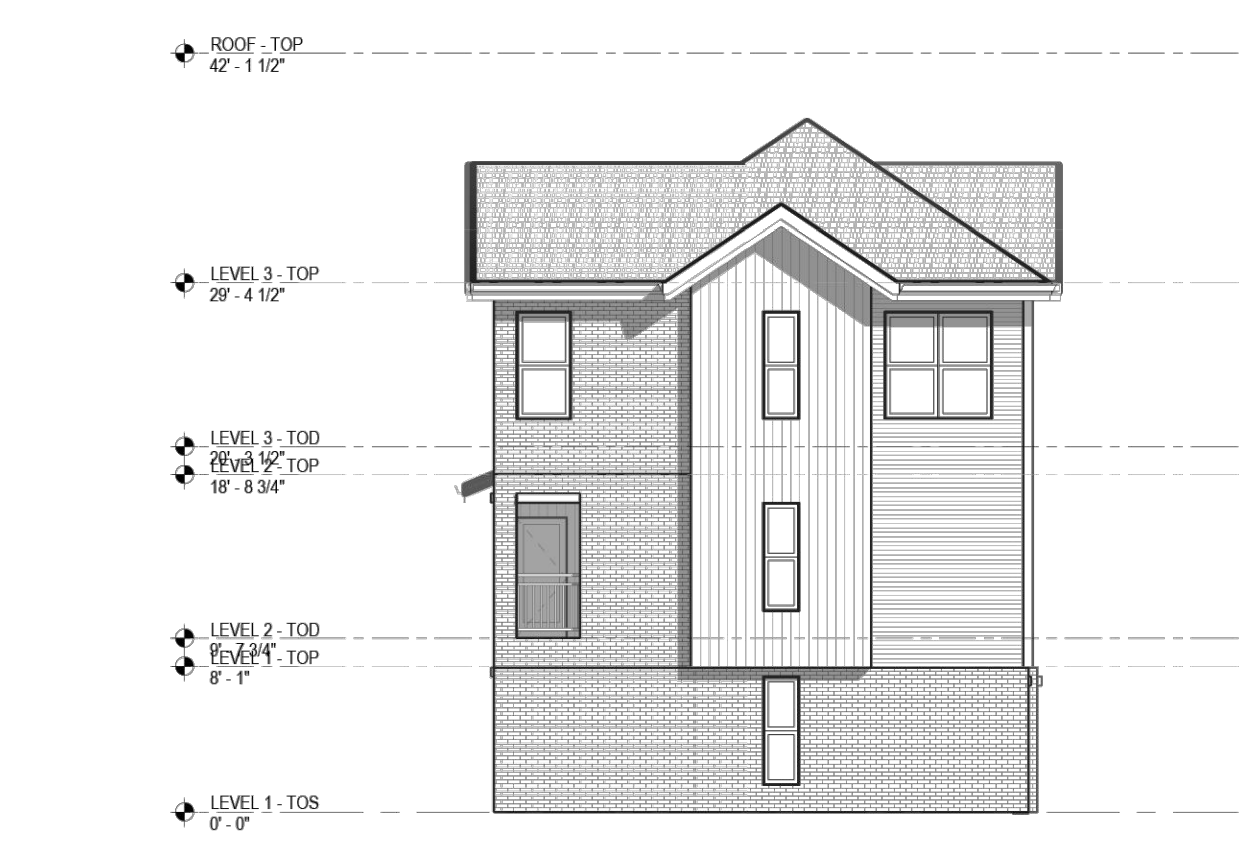
22437



**4 BUILDING TYPE I - RIGHT ELEVATION**  
 1/8" = 1'-0"



**2 BUILDING TYPE I - REAR ELEVATION**  
 1/8" = 1'-0"



**3 BUILDING TYPE I - LEFT ELEVATION**  
 1/8" = 1'-0"



**1 BUILDING TYPE I - FRONT ELEVATION**  
 1/8" = 1'-0"

DD PROGRESSING (2023)

### ELEVATION - SYMBOL LEGEND

	DOOR TAG		TOP OF PLATE
	WINDOW TAG		TOP OF DECK
	WALL SECTION TAG		TOP OF HEEL
	DETAIL SECTION TAG		TOP OF SLAB
	SLOPE TAGS		FINISH FLOOR
	BRICK VENEER		FIREWALL - NON-COMBUSTIBLE MATERIALS 6\"/>

### COLOR LEGEND

	FIELD COLOR 1		CANOPY #1 REF A7 XX
	FIELD COLOR 2		CANOPY #2 REF A7 XX
	FIELD COLOR 3		

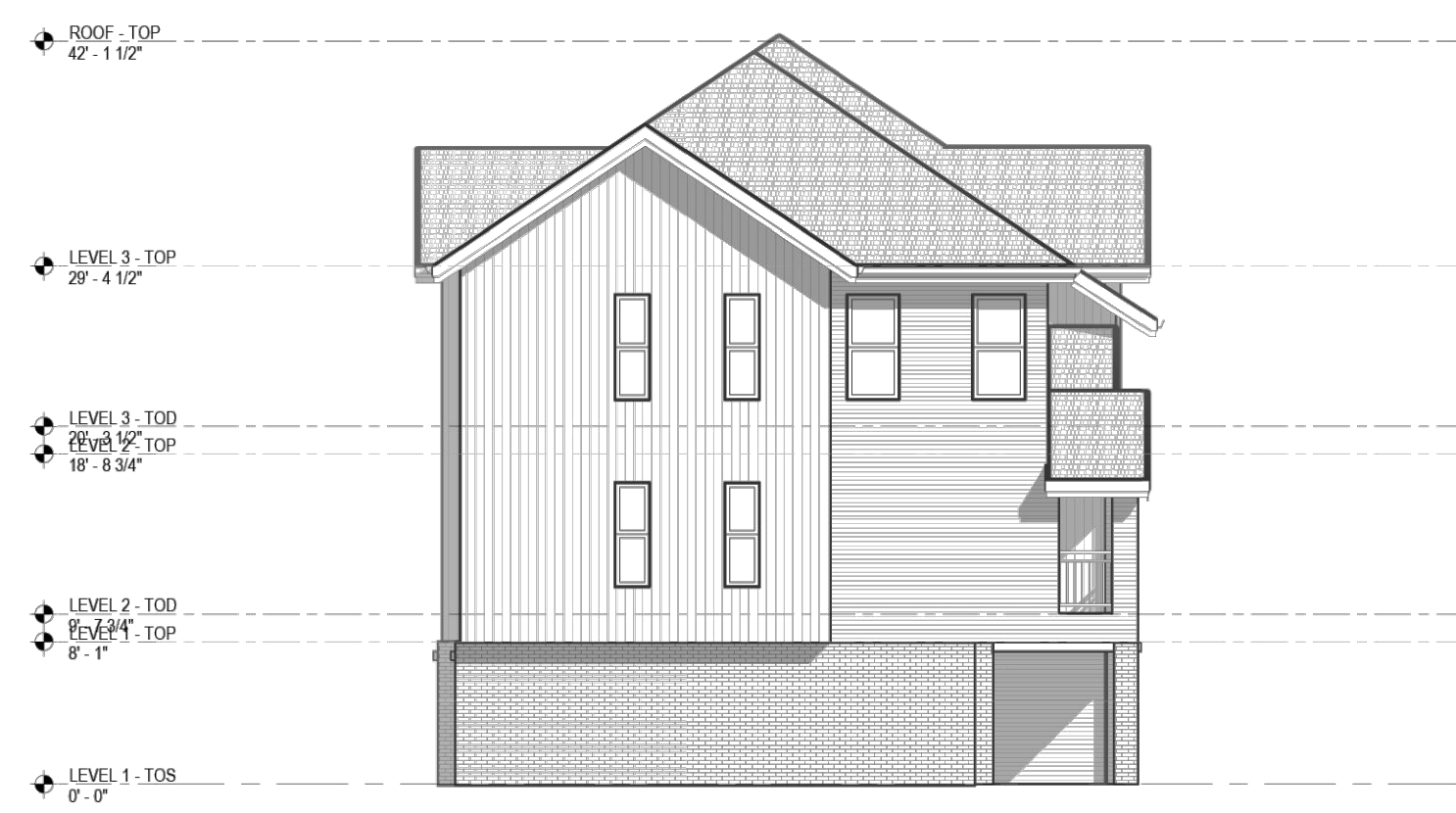
- ### ELEVATION NOTES
- PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
  - MOUNT ALL EXTERIOR WALL LIGHT FIXTURES WHERE BOTTOM OF LIGHT FIXTURE IS AT 6' 8" A.F.F. WHERE THEY PROJECT MORE THAN 4" FROM FACE OF WALL.
  - REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR F.F.E. AND SLAB BREAKS.
  - FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (GASKET RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES AND OTHER WEATHER EXPOSED AREAS.
  - PROVIDE A WATER TIGHT BUILDINGS, ROOF AND EXTERIOR ENVELOPE THAT SHEDS WATER PROPERLY.
  - ALL PATIOS, PORCHES, BALCONIES, AND SIDEWALKS TO BE SLOPED 1/8" PER FOOT MINIMUM IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.
  - GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND 8" TO SLOPE AWAY FROM THE BUILDING (S.W. 1/8" PER FOOT).
  - GRADE ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL & HARDSCAPE DRAWINGS FOR FINE GRADING.
  - PROJECT ADDRESS SIGNAGE TO BE 12" H.T. INDIVIDUAL MOUNT METAL REVERSE PAN CHANNEL NUMBER, STREET NUMBERS ONLY.
  - SIGNS ARE FOR REFERENCE ONLY. ALL SIGNS SHALL BE REVIEWED AND INSTALLED UNDER SEPARATE PERMIT.
  - ALL EXTERIOR COLORS, FINISHES AND DECORATIVE TRIM (BANDS TO TERMINATE AT AN INSIDE CORNER, L.I.C.D.)
  - ALU/AL MECHANICAL VENTS BOTH HORIZONTALLY AND VERTICALLY.
  - PER 2012 IRC SECTION 408.2.2(2), ARCHITECTURAL TRIM THAT EXCEEDS 48" AFD IN HEIGHT ON BUILDING SHALL BE CONSTRUCTED WITH APPROVED, NON-COMBUSTIBLE MATERIALS AND SHALL BE SECURED TO THE WALL WITH METAL OR OTHER APPROVED, NON-COMBUSTIBLE BRACKETS.
  - PITCHED ROOFS, CRICKETS, DORMERS, ETC. TO HAVE A MINIMUM ROOF PITCH OF 4:12. REFER TO ROOF PLAN FOR ROOF PITCHES.

Designed by: \_\_\_\_\_ Designer  
 Drawn by: \_\_\_\_\_ Author  
 Architect of Record: XXXX  
 Date Plotted: 7/13/2023 5:02:51 PM

Issue for Pricing / Bidding: \_\_\_\_\_  
 Issue for Permit Application: \_\_\_\_\_  
 Issue for Construction: \_\_\_\_\_

#	DATE	COMMENTS

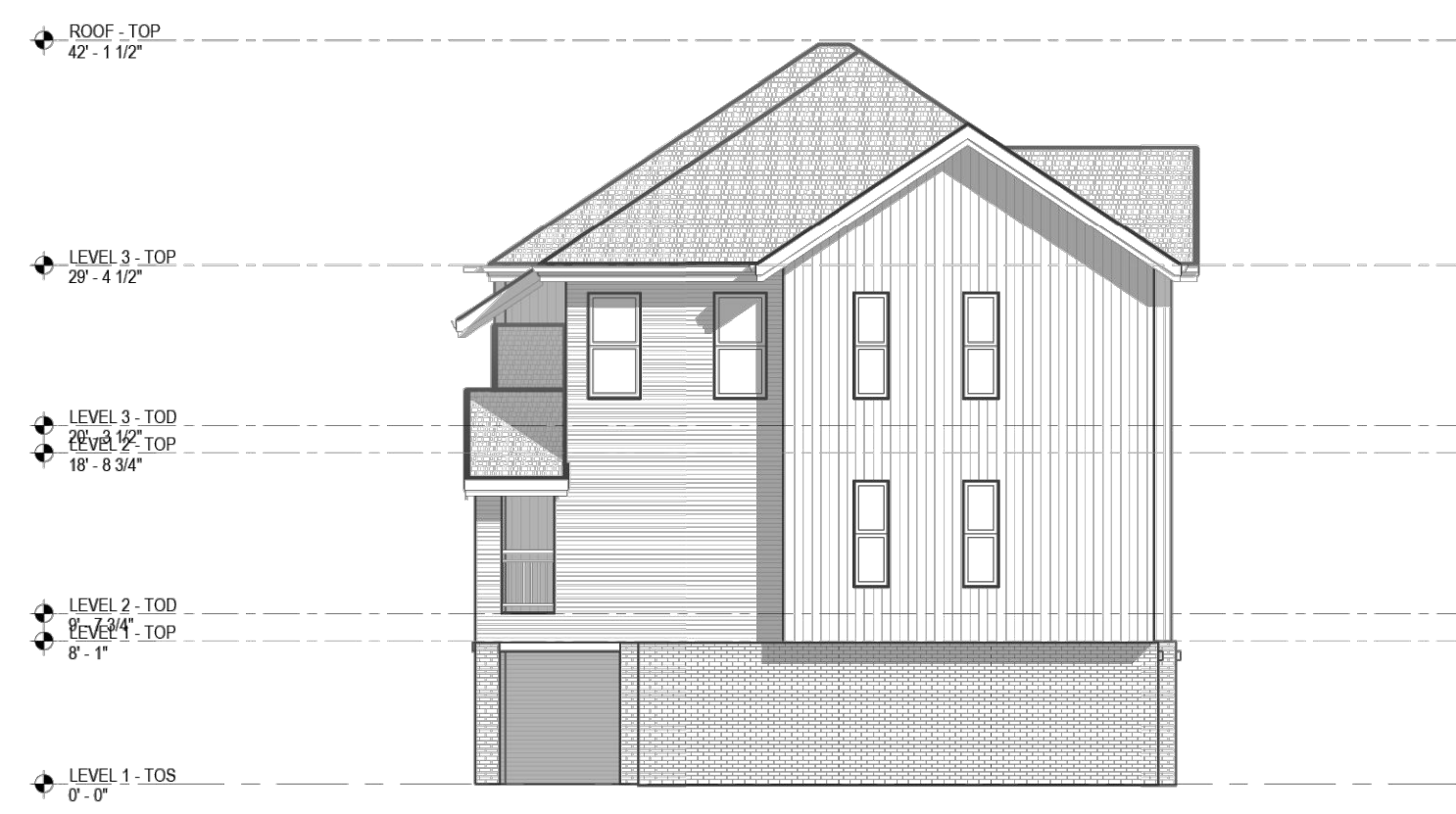
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**4 BUILDING TYPE II - RIGHT ELEVATION**  
 1/8" = 1'-0"



**2 BUILDING TYPE II - REAR ELEVATION**  
 1/8" = 1'-0"



**3 BUILDING TYPE II - LEFT ELEVATION**  
 1/8" = 1'-0"



**1 BUILDING TYPE II - FRONT ELEVATION**  
 1/8" = 1'-0"

Client Logo

**THE COTTAGES AT MAGNOLIA FARMS - PHASE 1A**  
 [PROJECT ADDRESS]  
 [CLIENT NAME]

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SHEET CONTENTS  
 BUILDING TYPE II - EXTERIOR ELEVATIONS

SHEET NO.

**A4.25**

22437

DD PROGRESSING (2023)

ELEVATION - SYMBOL LEGEND	
	DOOR TAG
	WINDOW TAG
	WALL SECTION TAG
	DETAIL SECTION TAG
	SLOPE TAGS
	BRICK VENEER
	T.O.P. 100'-0" XTH FLOOR TOP OF PLATE
	T.O.D. 100'-0" XTH FLOOR TOP OF DECK
	T.O.H. 100'-0" XTH FLOOR TOP OF HEEL
	T.O.S. 100'-0" XTH FLOOR TOP OF SLAB
	F.F. 100'-0" FINISH FLOOR
	FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL

COLOR LEGEND			
	FIELD COLOR 1		CANOPY #1 REF A7.XX
	FIELD COLOR 2		CANOPY #2 REF A7.XX
	FIELD COLOR 3		

- | ELEVATION NOTES |   |
|-----------------|---|
| 1.              | PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.  |
| 2.              | MOUNT ALL EXTERIOR WALL LIGHT FIXTURES WHERE BOTTOM OF LIGHT FIXTURE IS AT #4 A.F.F. WHERE THEY PROJECT MORE THAN 4" FROM FACE OF WALL.   |
| 3.              | REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR F.E.E. AND SLAB ELEVATIONS.  |
| 4.              | FLASHING, WATERPROOF MEMBRANE, PROPER CAULKS AND SEALANTS (BACKER RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, TRANSITIONS, TRIMS, BALCONIES AND OTHER WEATHER EXPOSED AREAS. |
| 5.              | PROVIDE A WATER TIGHT BUILDINGS, ROOF AND EXTERIOR ENVELOPE THAT SHEDS WATER PROPERLY.  |
| 6.              | ALL PATIOS, PORCHES, BALCONIES, AND SIDEWALKS TO BE SLOPED 1/8" PER 1'-0" MINIMUM IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.   |
| 7.              | GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND IS TO SLOPE AWAY FROM THE BUILDING 5/8" MIN FOR 10' PER (SIC) (SIC).   |
| 8.              | GRADE ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL & LANDSCAPE DRAWINGS FOR FINE GRADING.   |
| 9.              | PROJECT ADDRESS SIGNAGE TO BE 12" HT. INDIVIDUAL MOUNT, METAL REVERSE PAN CHANNEL NUMBER, STREET NUMBERS ONLY.  |
| 10.             | SIGNS ARE FOR REFERENCE ONLY. ALL SIGNS SHALL BE REVIEWED AND INSTALLED UNDER SEPARATE PERMIT.  |
| 11.             | ALL EXTERIOR COLORS, FINISHES, AND DECORATIVE TRIM BANDS TO TERMINATE AT AN INSIDE CORNER, U.N.O.   |
| 12.             | ALL MECHANICAL VENTS BOTH HORIZONTALLY AND VERTICALLY.  |
| 13.             | PER 2012 IRC SECTION 1406.2.2(2), ARCHITECTURAL TRIM THAT EXCEEDS 48" A.F.G. IN HEIGHT ON BUILDING SHALL BE CONSTRUCTION SHALL BE OF APPROVED, NON-COMBUSTIBLE MATERIALS AND SHALL BE SECURED TO THE WALL WITH METAL OR OTHER APPROVED, NON-COMBUSTIBLE BRACKETS.       |
| 14.             | PITCHED ROOFS, CRICKETS, DORMERS, ETC TO HAVE A MINIMUM ROOF PITCH OF 8/12. REFER TO ROOF PLAN FOR ROOF FITCHES.  |

Designed by:	Designer	
Drawn by:	Author	
Architect of Record:	XXXX	
Date Plotted:	7/13/2023 5:03:02 PM	
Issue for Pricing / Bidding:		
Issue for Permit Application:		
Issue for Construction:		
Revisions:		
#	DATE	COMMENTS

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Client Logo

**THE COTTAGES AT MAGNOLIA FARMS - PHASE 1A**  
 [PROJECT ADDRESS]  
 [CLIENT NAME]

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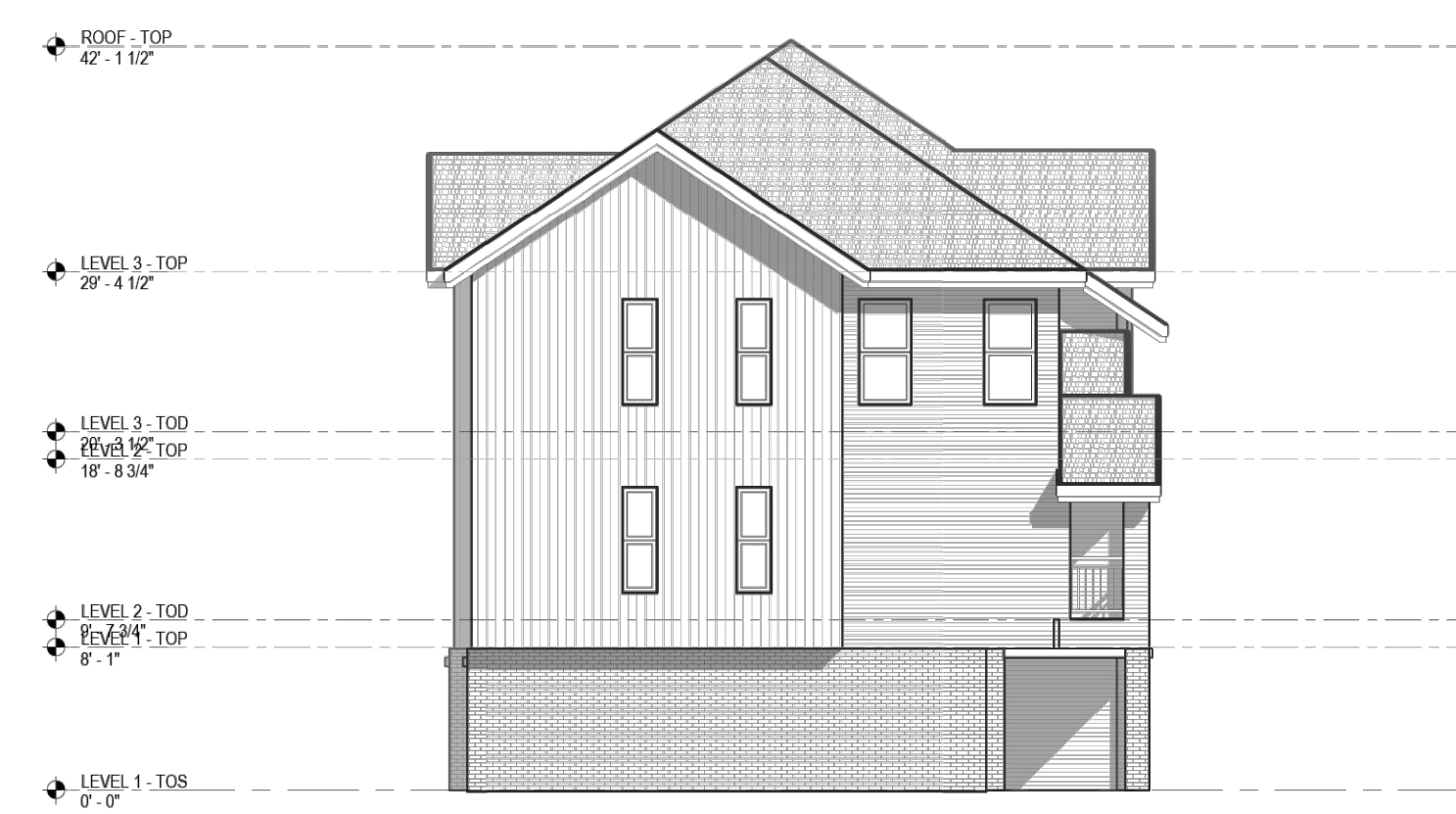
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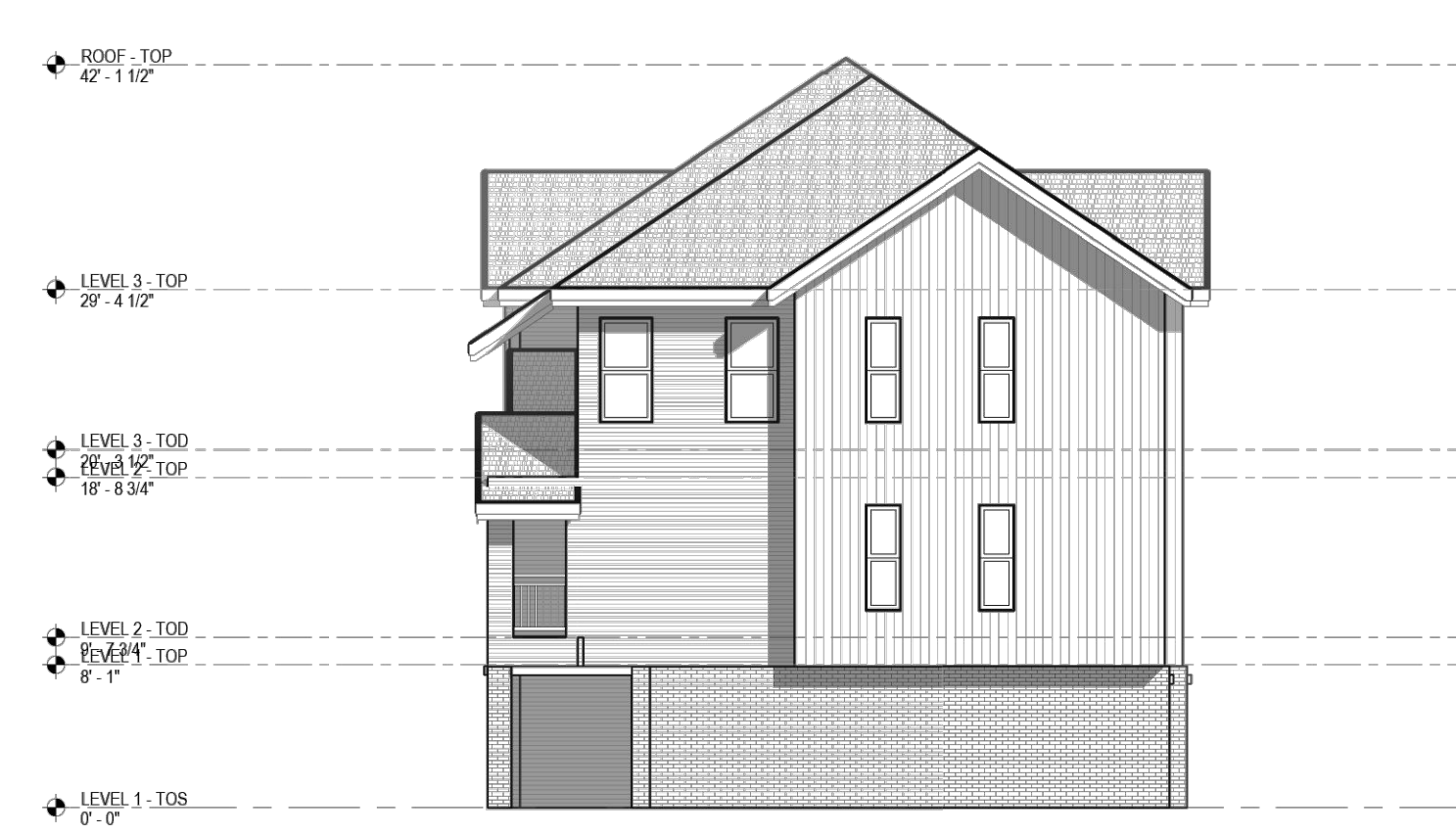
SHEET CONTENTS  
 BUILDINGS TYPE III - EXTERIOR ELEVATIONS

SHEET NO.  
**A4.35**

22437



**4 BUILDING TYPE III - RIGHT ELEVATION**  
 1/8" = 1'-0"



**3 BUILDING TYPE III - LEFT ELEVATION**  
 1/8" = 1'-0"



**2 BUILDING TYPE III - REAR ELEVATION**  
 1/8" = 1'-0"



**1 BUILDING TYPE III - FRONT ELEVATION**  
 1/8" = 1'-0"

DD PROGRESSING (2023)

### ELEVATION - SYMBOL LEGEND

	DOOR TAG		T.O.P. 100'-0" XTH FLOOR
	WINDOW TAG		T.O.D. 100'-0" XTH FLOOR
	WALL SECTION TAG		T.O.H. 100'-0" XTH FLOOR
	DETAIL SECTION TAG		T.O.S. 100'-0" XTH FLOOR
	SLOPE TAPS		F.F. 100'-0" XTH FLOOR
	BRICK VENEER		FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL

### COLOR LEGEND

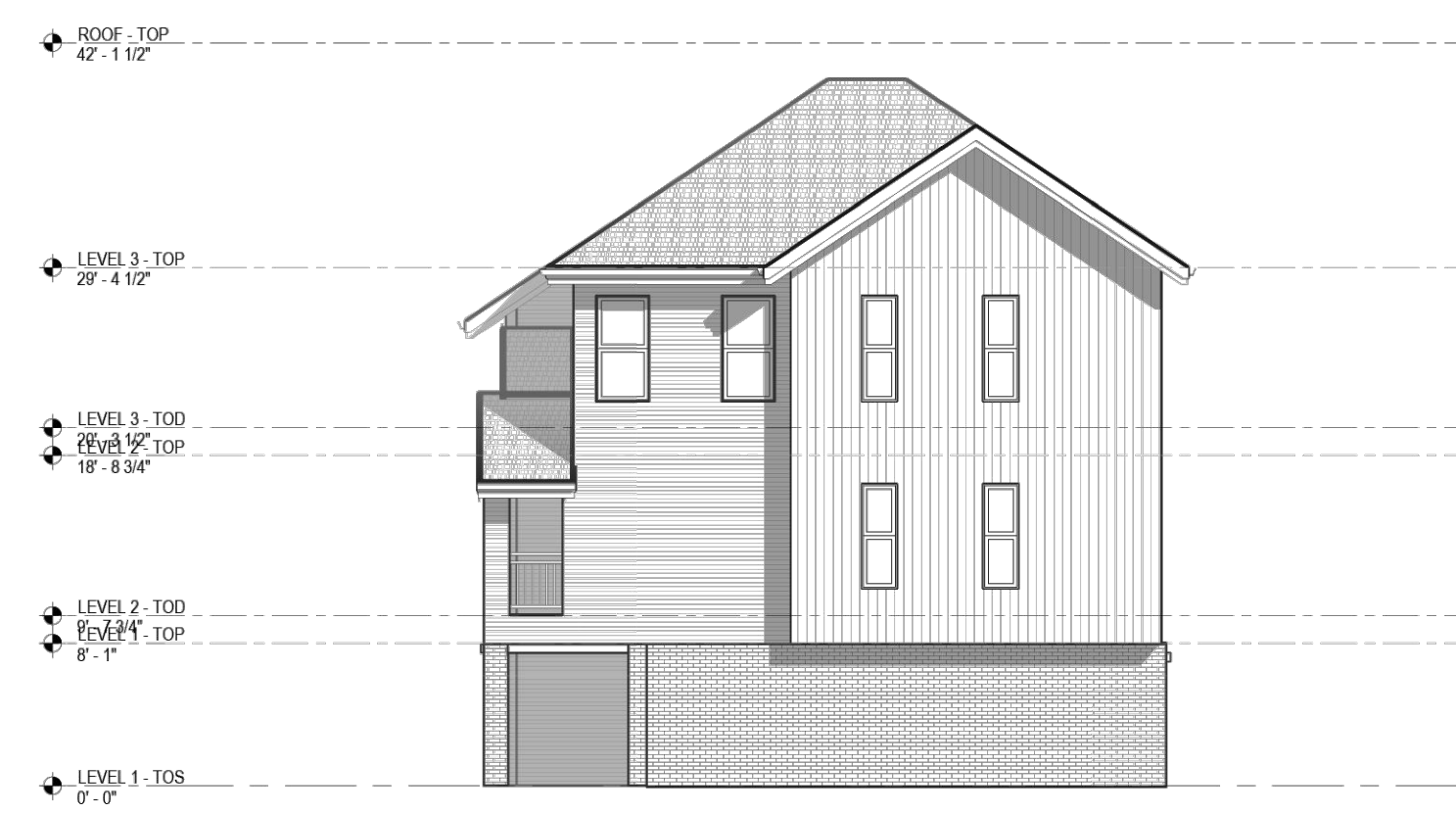
	FIELD COLOR 1		CANOPY #1 REF A7 XX
	FIELD COLOR 2		CANOPY #2 REF A7 XX
	FIELD COLOR 3		

- ### ELEVATION NOTES
- PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
  - JOIN ALL EXTERIOR WALL LIGHT FIXTURES WHERE BOTTOM OF LIGHT FIXTURE IS AT 6" O' A.F.F. WHERE THEY PROJECT MORE THAN 4" FROM FACE OF WALL.
  - REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR F.F.E. AND SLAB BREAKS.
  - FLASHING, WATERPROOF MEMBRANES, PROPER FLASHINGS AND SEALANTS (BACKER RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES AND OTHER WEATHER EXPOSED AREAS.
  - PROVIDE A WATER TIGHT BUILDINGS, ROOF AND EXTERIOR ENVELOPE THAT SHEDS WATER PROPERLY.
  - ALL PATIOS, PORCHES, BALCONIES, AND SIDEWALKS TO BE SLOPED AT MINIMUM IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.
  - GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND IS TO SLOPE AWAY FROM THE BUILDING 8 INCHES MINIMUM PER 8 INCHES.
  - GRADE ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL & LANDSCAPE DRAWINGS FOR FINE GRADING.
  - PROJECT ADDRESS SIGNAGE TO BE 12" HT. INDIVIDUAL MOUNT, METAL REVERSE PAN CHANNEL NUMBER, STREET NUMBERS ONLY.
  - SIGNS ARE FOR REFERENCE ONLY. ALL SIGNS SHALL BE REVIEWED AND INSTALLED UNDER SEPARATE PERMIT.
  - ALL EXTERIOR COLORS, FINISHES, AND DECORATIVE TRIM DETAILS TO TERMINATE AT AN INSIDE CORNER, U.N.O.
  - ALL EXTERIOR MECHANICAL VENTS BOTH HORIZONTALLY AND VERTICALLY.
  - PER 2012 IRC SECTION 1403.2.2(2), ARCHITECTURAL TRIM THAT EXCEEDS 40' OF AFD IN HEIGHT ON BUILDING SHALL BE CONSTRUCTION SHALL BE OF APPROVED, NON-COMBUSTIBLE MATERIALS AND SHALL BE SECURED TO THE WALL WITH METAL OR OTHER APPROVED, NON-COMBUSTIBLE BRACKETS.
  - PITCHED ROOFS, CRACKETS, DORMERS, ETC. TO HAVE A MINIMUM ROOF PITCH OF 12:12. REFER TO ROOF PLAN FOR ROOF PITCHES.

Designed by: \_\_\_\_\_ Designer  
 Drawn by: \_\_\_\_\_ Author  
 Architect of Record: XXXX  
 Date Plotted: 7/13/2023 5:03:09 PM  
 Issue for Pricing / Bidding: \_\_\_\_\_  
 Issue for Permit Application: \_\_\_\_\_  
 Issue for Construction: \_\_\_\_\_

#	DATE	COMMENTS

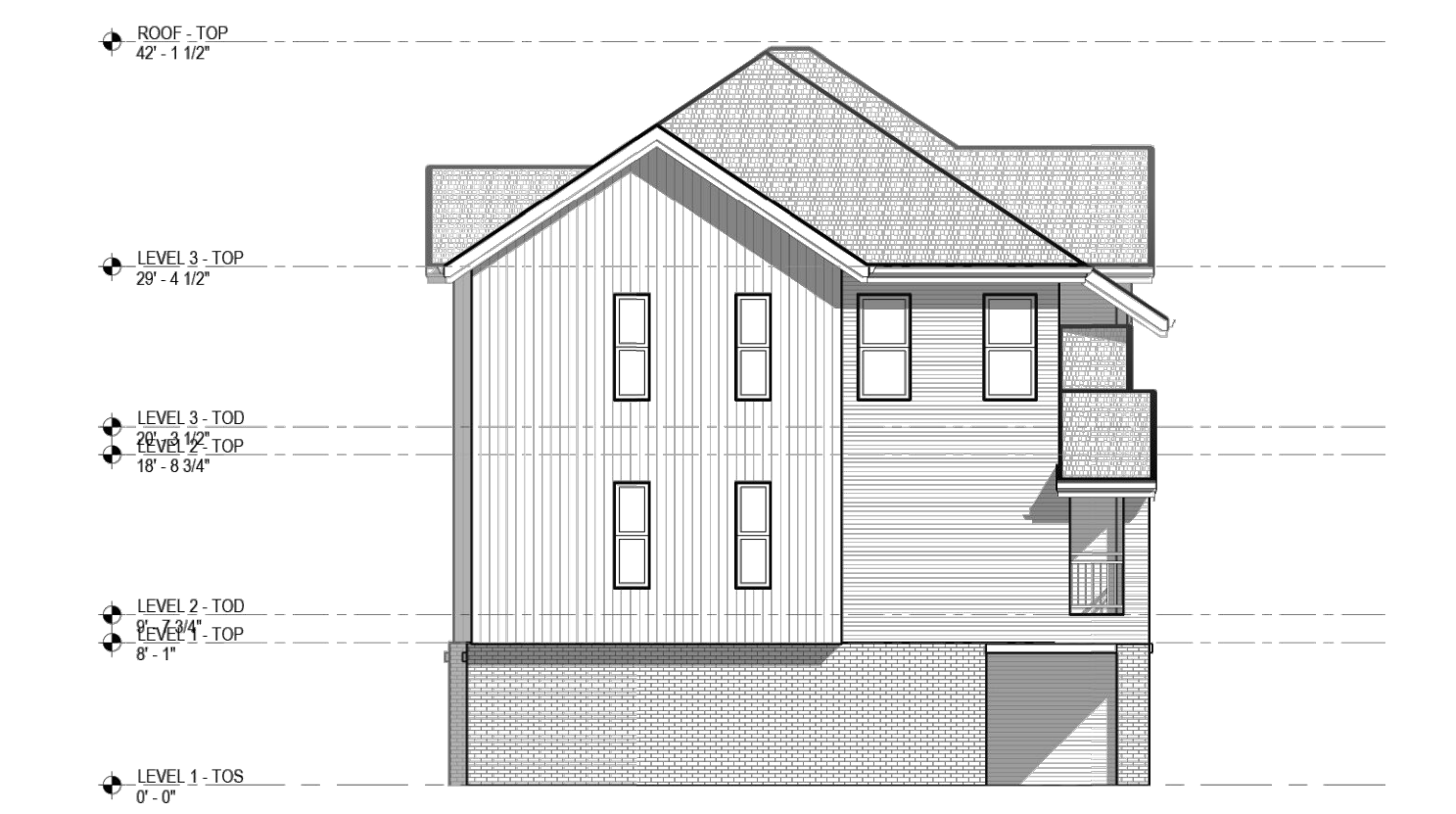
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4 BUILDING TYPE IV - RIGHT ELEVATION  
 1/8" = 1'-0"



2 BUILDING TYPE IV - REAR ELEVATION  
 1/8" = 1'-0"



3 BUILDING TYPE IV - LEFT ELEVATION  
 1/8" = 1'-0"



1 BUILDING TYPE IV - FRONT ELEVATION  
 1/8" = 1'-0"

Client Logo

**THE COTTAGES AT MAGNOLIA FARMS - PHASE 1A**  
 [PROJECT ADDRESS]  
 [CLIENT NAME]

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SHEET CONTENTS  
 BUILDING TYPE IV - EXTERIOR ELEVATIONS

SHEET NO.

**A4.45**

22437

DD PROGRESSING (2023)

**NOTICE OF PUBLIC HEARING**

**NOTICE OF PUBLIC HEARING  
VARIANCE**

**DESCRIPTION:**  
A variance from the maximum height for a building on the address:  
10000 S. 100th Street & S. Oak Street  
in the 10000 S. Oak Street  
in the 10000 S. Oak Street  
in the 10000 S. Oak Street

**APPLICANT:**  
Catherine M. Johnson  
10000 S. Oak Street  
10000 S. Oak Street

**BOARD/COMMISSION:**  
Catherine M. Johnson  
10000 S. Oak Street  
10000 S. Oak Street

**MEETING DATE/TIME:**  
August 18, 2023 at 7:00 PM  
10000 S. Oak Street  
10000 S. Oak Street

**MEETING LOCATION:**  
10000 S. Oak Street  
10000 S. Oak Street

**PUBLIC COMMENTS:**  
10000 S. Oak Street  
10000 S. Oak Street

**COMMUNITY DEVELOPMENT  
PLANNING DIVISION  
4700 62nd Street  
planning@roper.net**