



CONWAY
HISTORIC DISTRICT COMMISSION
JANUARY

5:30pm • January 22, 2018 • City Hall

Robinson Historic District & Old Conway Design Overlay District

CONWAY HISTORIC DISTRICT COMMISSION MEETING

JANUARY 22, 2018 • 5:30PM • CITY HALL • 1201 OAK STREET

AGENDA

MINUTES

December 19, 2017

PUBLIC HEARINGS

ROBINSON HISTORIC DISTRICT

None

OLD CONWAY DESIGN OVERLAY DISTRICT

- A. New Flood Residence - 2015 Scott Street
- B. New Manley Residence - 1810 Mill Street
- C. New Baker Retail Center - 1076 Harkrider Street

DISCUSSION

Items as decided by the Commission

HISTORIC DISTRICT COMMISSION MEMBERS

Steve Hurd, Chairman
Marianne Black, Vice-Chairwoman
David Carolina
George Covington, Sr.
Shelby Fiegel
Taylor Martin
Gerald Tosh

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**Conway Historic District
Commission December 19, 2017
Meeting Minutes**

City Hall - Downstairs Conference Room, 5:30 p.m.

Roll Call

Steve Hurd, Chairman - present
Marianne Black, Vice Chairperson - present
Scott Zielstra, Secretary - present
Taylor Martin - present
George Covington, Sr. - present
Betty Pickett - absent
Gerald Tosh - present
HDC City Staff - Bryan Patrick - present

Finding of a Quorum.

6 Commission members - Quorum present.

Also in attendance:

Tammy Creason, DHTC, LP - Old Conway Village Project, Nixa MO
Scott Grummer, Conway Planning Department
Felicia Rogers, Mayor's Office
Kiera Oluokun, Conway CDBG Administrator

Meeting Minutes

November 27, 2017 minutes. George Covington motioned for approval, seconded by Taylor Martin. Minutes approved unanimously.

**Old Conway Design Overlay District
Certificate of Appropriateness Review**

**Old Conway Village, LP Discussion – Pine Street
Neighborhood Siebenmorgen Road and Factory
Street**

Presentation:

Ms. Tammy Creason of DHTC, LP presented an overview of changes from the last meeting. They added Lot 3A to include 6 townhouses at the corner of Siebenmorgen and Lincoln Street. All of the townhouses on Siebenmorgen provide a contiguous look and are oriented to face Siebenmorgen. They removed 2 6-plex townhome structures; south side of Spruce Street and the east side of Factory Street. These were replaced with 9 single-family homes. These single-family homes will soften the transition between the higher density townhomes and area single family homes. There are 2 home designs sharing the same floor plan. They will alternate the two designs, use different color schemes, and mirror image the floor plans to differentiate the homes. The single-family

homes designs have changed to better reflect the Commission's recommendations. The roof line was lowered on the Option A home. The front porches have a more traditional look and feel. The rear entrance will also be emphasized and made useful like the front porches. They will be adding a window on the side of the homes to break up the space blank side facade. They met with the developer of the cottage project to ensure that the plans worked together and create a cohesive neighborhood appearance. All of the complexes have to be 100% ADA compliant. The garage will be flush with the house since this will be the meet ADA entry requirements.

Neighborhood Discussion:

None

Commission Discussion:

Chairman Hurd stated that at the last meeting, the Commission approved setbacks. This meeting is about the design and appearance of the townhomes and residences from the ground up. Marianne Black asked parking is allowed on the street and along Siebenmorgen. Scott Grummer explained that the parallel parking along Siebenmorgen has been designed to provide additional area parking. This parking area has a buffer zone to allow cars to safely pull into and out of those parking spaces. There will be some on street parking in the area of the cottage project. Chairman Hurd pointed out that the proposed exterior materials are appropriate for the Historic District.

Motion made by Taylor Martin to approve the project with the following conditions:

1. The development shall be constructed as submitted. Variations may be allowed for technical reasons and are approvable by the Director of Planning.
2. Additional windows shall be added per staff sketch in the single family residence front bedrooms.
3. First floor heights 9 foot minimum.
4. All structures shall be clad with cement board siding.
5. Fascia and soffit materials may be vinyl.
6. Tree preservation, remediation, and general landscaping shall be determined and approved as part of Planning Staff landscaping development review.
7. Setbacks, easements, etc as approved by the Historic District Commission in November will be recorded as part of the platting process.

Motion seconded by George Covington. Motion approved unanimously.

Discussion

2018 HDC Meeting Calendar

The 2018 HDC proposed meeting dates were submitted for HDC review.

2018 Certified Local Government Grant Opportunity

A new Arkansas Historic Preservation Program grant cycle is beginning. Grant funds will cover activities between May 15, 2018 and September 30, 2019.

There will be a National Alliance of Preservation Commissions Forum July 18-22, 2018 in Des Moines, IA. The AHPP typically tries to send as many Commission members as possible to the NAPC Forums. 3 In-state training sessions are also planned. Two of them will be held in the Central Arkansas area.

Staff was instructed to request funds to cover NAPC Forum attendance and the one non-Central Arkansas training. Also request funding for a realtor training session and a Robinson District homeowner/resident information brochure.

The Letter of Intent must be submitted by December 21, 2017. The complete application must be submitted by February 23, 2018.

Adjourn

Motion made to adjourn by Marianne Black. Seconded by Scott Zielstra. The meeting was adjourned.

A NEW FLOOD RESIDENCE - 2015 SCOTT STREET

**OLD CONWAY DESIGN OVERLAY DISTRICT
CERTIFICATE OF APPROPRIATENESS REVIEW
NEW FLOOD RESIDENCE AT 2015 SCOTT STREET**

APPLICANT/OWNER

Jamie Moon
Two Moon Design & Craft
24 Smoking Oaks Road
Conway, AR 72034

SITE

Addresses. 2015 Scott Street

Lot Area. 0.14 acres ±.

Present Zoning. R-2A (Large Lot Duplex). The property is within the Old Conway Design Overlay Suburban District.

Abutting Zoning. R-2A (Large Lot Duplex) and R-1 (Single Family) in the Old Conway Design Overlay Suburban District.

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District on the south side of Scott Street. Area structures consist of single family residences in ranch, minimal traditional, and craftsman cottage.

General Description of Property and Proposed Development. The applicant is proposing to construct a new 2,736 square foot single-family residence.

Setbacks. Proposed setbacks should respect the predominant setbacks of area structures, especially the front setback. Front setbacks are allowed within a range of 80% to 110% of the average area front setback. The average area setback from the property line is 14 feet. The proposed front setback is around 15 feet from the property line. The front setback is appropriate. The side setbacks are 16'-6" on the west and 14' on the east. The rear is 15'-2". There are many historic examples of similar setbacks in the area.

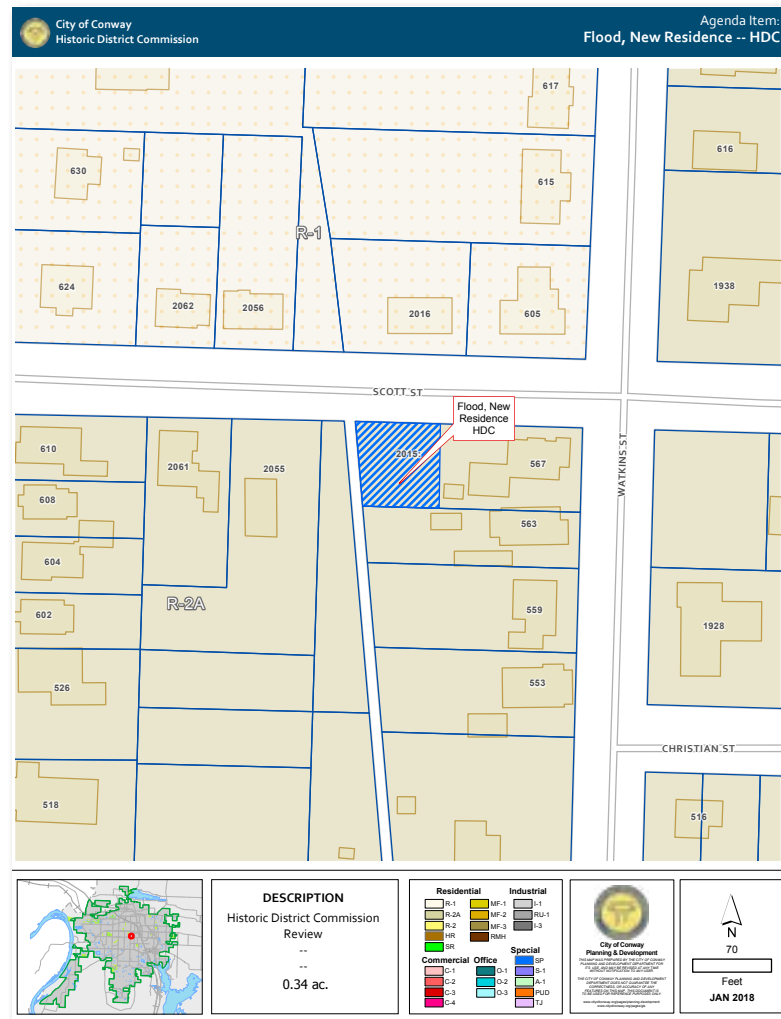
Spacing. Established spacing distance pattern between area structures. Spacing is similar to other residences and fits within the neighborhood spacing pattern.

Lot Coverage. The Old Conway District allows up to 60% impervious lot coverage. The pervious area will be well over the required 40% pervious.

Orientation. The direction in which the front of a building faces. The new residence will appropriately face Scott Street.

Alley. There are no alleys in the property's block.

Driveway/Parking/Carport. A new 22 foot wide concrete driveway is shown on the east side of the residence.



Sidewalks. There are no sidewalks along the Scott Street frontage. A 5 foot sidewalk is proposed. Other area sidewalks appear to be around 4 feet. The sidewalk could be reduced to 4 feet in width.

Fences. No fencing is proposed.

Tree preservation. No significant trees will be removed due to new construction.

MASSING

Scale. The size of new construction in relation to neighboring structures and the proportion of structures to the human scale. The new residence's overall scale is compatible with other area residences.

Height. The average height of area structure's eaves and cornices. Also, the first floor elevation / height relationship. The residence is 2 stories high. The overall height and eave lines are appropriate. Both floor heights are around 9 feet floor to ceiling.

Width. New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The residence's overall width is similar to area homes.



Aerial View of 2015 Scott St



2015 Scott St in the Old Conway Design Overlay District

Directional expression. Measurement of the height to width ratio of a structure's elevation. The residence has a peak roof slightly taller than the other area homes, but is set off sufficiently to blend.

Footprint. The area of land covered by a structure should be in relation to the majority of neighboring structures. The residence's footprint is appropriately scaled in relation to other area structures.

Complexity of form. The level of detailing and breaks in wall planes of a structure. The residence has a moderate level of detailing accomplished with wide window and door trim, varying roof materials, brackets, a pergola, and breaks in the wall planes.

Facade, wall area, rhythm. Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. The residence appears to have an appropriate number of windows and doors.

DESIGN ELEMENTS

Style. The style should compliment the existing and area structures. The residence is a modern interpretation of vernacular southern architecture. This style should blend with area historic structures.

Entries, Porches, and Porticos. Appropriate entry points are provided. Porches are to be a minimum of 6 feet in depth. The front porch is shown at around 5 feet in depth and 9 feet wide. The depth could be increased to 6 feet to provide additional sitting area. There is a large rear covered porch, rear balcony, side pergola, and carport. All columns are shown appropriately trimmed at 8" x 8".

Doors and windows. Windows are shown as one over one with no dividers.

Awnings. When new construction uses awnings, traditional awning designs, materials, and placement should be used. No awnings are proposed.

Lighting. Any new lighting should be inward, downward, and shrouded so as to stay within the bounds of the property. No lighting is shown on the plans.

MATERIALS & DETAILING

Architectural Details, Siding, and Bricks. Eaves, brackets, dentils, cornices, molding, columns, trim, etc. The residence has detailing provided through wide door and window trim, varying roof materials, brackets, and large vertical windows with transoms. These features add traditional detailing. Fiber cement siding material is specified.

Shutters. If used, shutters should be in proportion to their window opening. No shutters are proposed.

Roof. An architectural asphalt roof is shown on the main portion of the house. Metal roofing is shown over the front entry porch.

Decks/Plaza Space. No decks or patio space are shown.

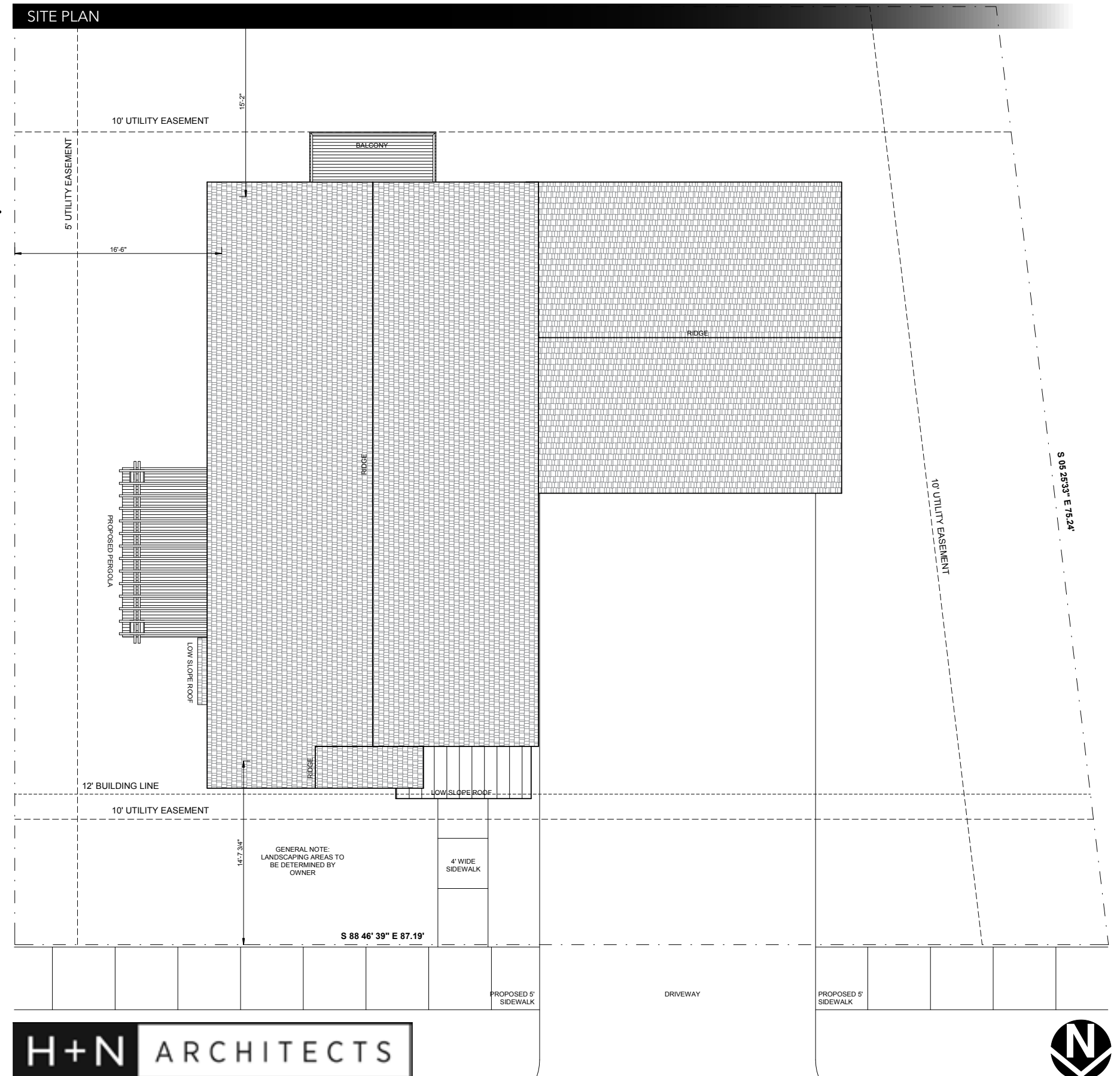
Skylights. None are shown

Mechanical Screening. HVAC units should be visually located away from streets or screened by landscaping. Exterior HVAC ductwork should not be visible from the street.

RECOMMENDATIONS

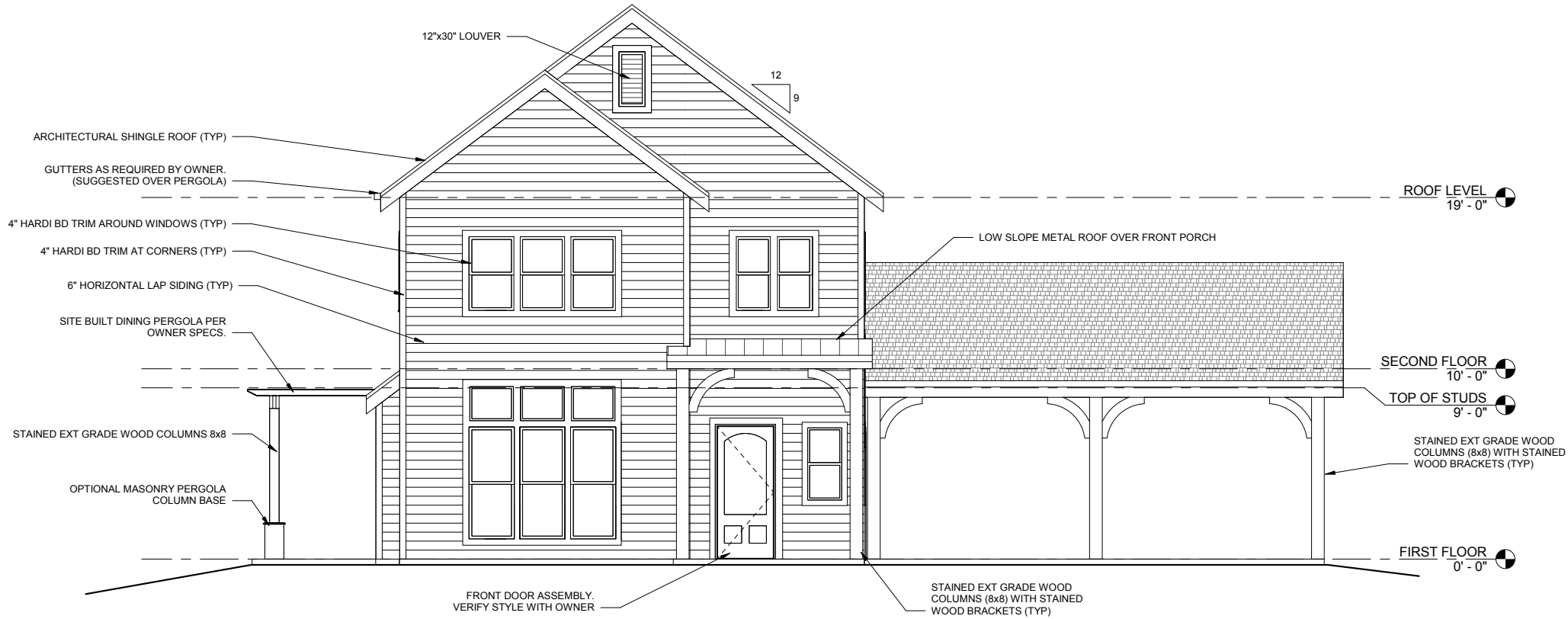
Planning Staff recommends approval of the new residence and driveway with the following conditions:

1. The residence and driveway shall be constructed as shown in submitted plans.
2. The residence's front setback shall be approximately 14 feet from the property line to the main facade wall.
3. Front porch shall be 6 feet in depth minimum.
4. Porch columns shall be a trimmed out to 8 inch by 8 inch minimum.
5. First floor to ceiling height shall be approximately 9 feet.
6. Fiber cement siding shall be used as shown.
7. Wide trim around windows and doors and mixture of roofing materials shall be used as shown.
8. HVAC and utility equipment shall be appropriately located at the rear or side of the structure and/or appropriately screened.
9. A 4 foot sidewalk shall be constructed along Scott Street.

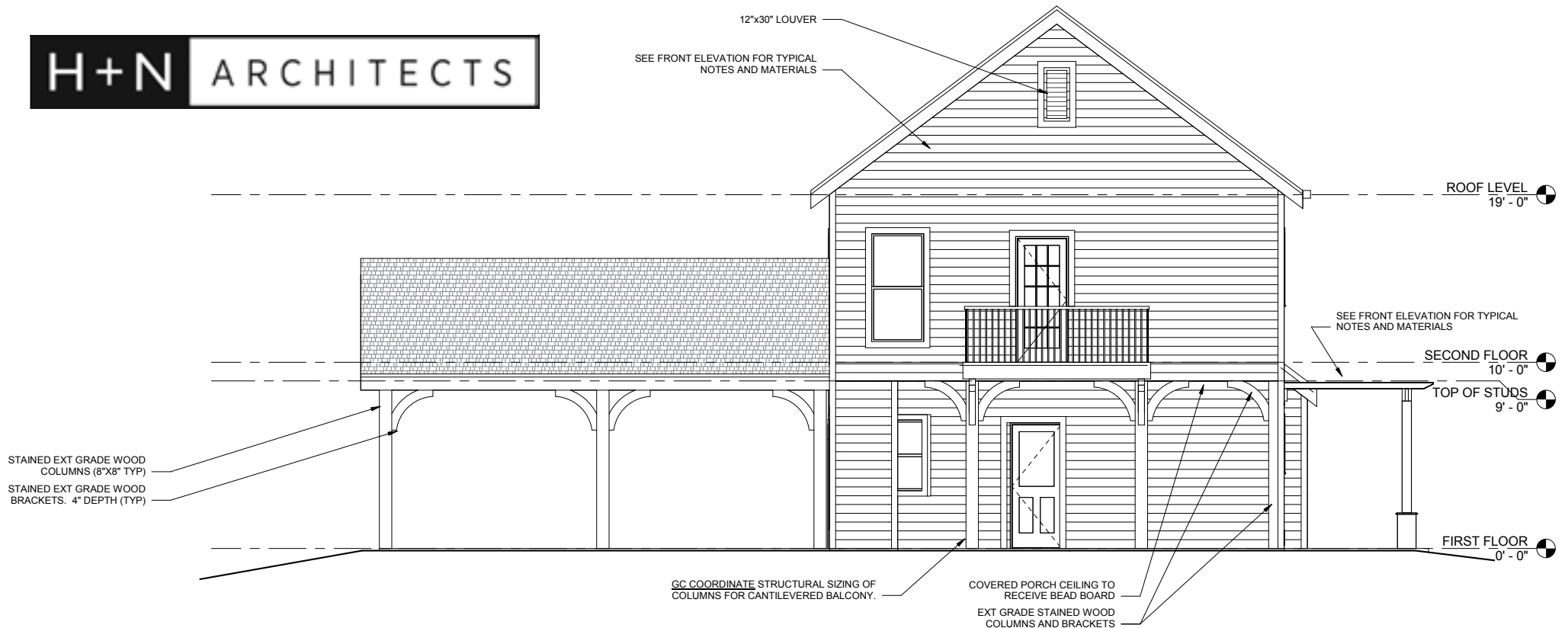


A NEW FLOOD RESIDENCE - 2015 SCOTT STREET

NORTH (FRONT) ELEVATION



SOUTH (REAR) ELEVATION



VIEW OF 2015 SCOTT ST LOOKING S



VIEW OF 567 WATKINS LOOKING W



EAST ELEVATION



WEST ELEVATION



B NEW MANLEY RESIDENCE - 1810 MILL STREET

OLD CONWAY DESIGN OVERLAY DISTRICT CERTIFICATE OF APPROPRIATENESS REVIEW NEW MANLEY RESIDENCE AT 1810 MILL STREET

APPLICANT/OWNER

Jamie Moon, Contractor
Two Moon Design & Craft
24 Smoking Oaks Road
Conway, AR 72034

SITE

Addresses. 1810 Mill Street

Lot Area. 0.16 acres ±.

Present Zoning. R-2A (Large Lot Duplex). The property is within the Old Conway Design Overlay Suburban District.

Abutting Zoning. R-2A (Large Lot Duplex) in the Old Conway Design Overlay Suburban District.

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District on the north side of Mill Street one lot west of the intersection of Mill and Davis. Area structures consist of single family residences in ranch, minimal traditional, Queen Anne and craftsman cottage.

General Description of Property and Proposed Development. The applicant is proposing to construct a new 2697 square foot single family residence.

Setbacks. Proposed setbacks should respect the predominant setbacks of area structures, especially the front setback. Front setbacks are allowed within a range of 80% to 110% of the average area front setback. The average area setback from the property line is 24.5 feet. The proposed front setback is 26 feet from the property line to the front porch. The front setback is appropriate. The side setbacks are 15'-2" on the west and 9'-8" on the east. The rear is 12'. All setbacks are appropriate for the lot and area. All setbacks are ample including the rear setback. Although small, the rear setback will be against the rear end of a deep lot.

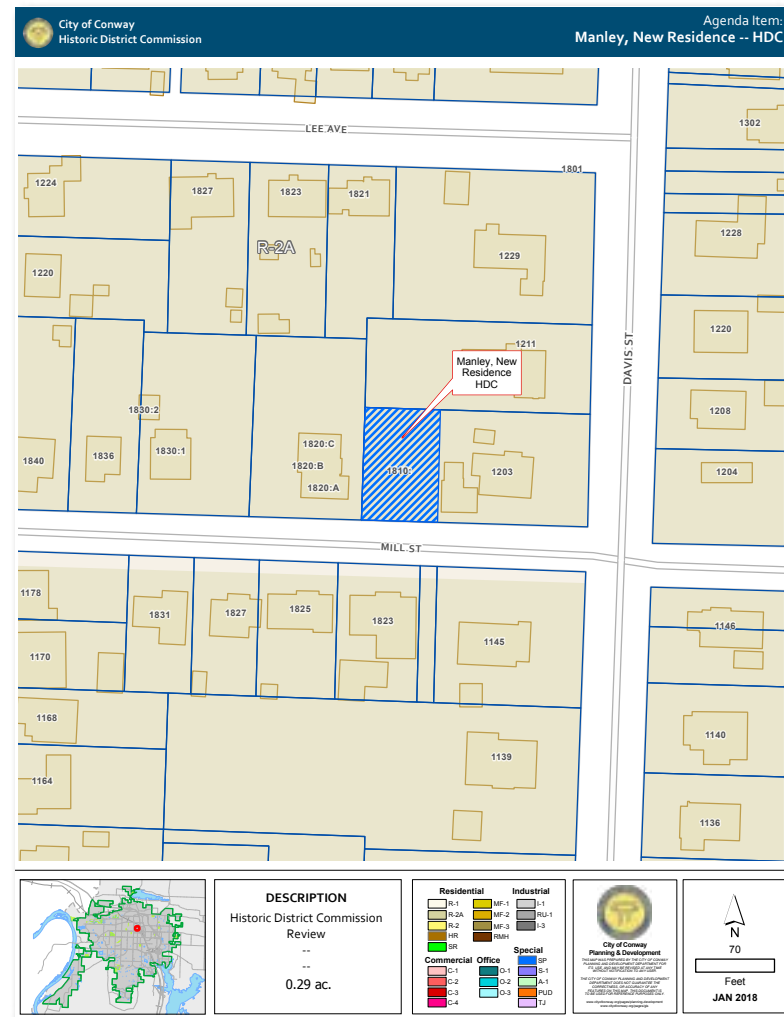
Spacing. Established spacing distance pattern between area structures. Spacing is similar to other residences and fits within the neighborhood spacing pattern.

Lot Coverage. The Old Conway District allows up to 60% impervious lot coverage. The pervious area will be well over the required 40% pervious.

Orientation. The direction in which the front of a building faces. The new residence will appropriately face Mill Street.

Alley. There are no alleys in the proposed property's block.

Driveway/Parking/Carport. A new 12 foot wide concrete driveway is proposed on the west side of the residence. The driveway has a turnaround area in proximity to the garage.



Sidewalks. There is an existing sidewalk along Mill Street. Connecting sidewalks are also shown between the street sidewalk, house, and driveway.

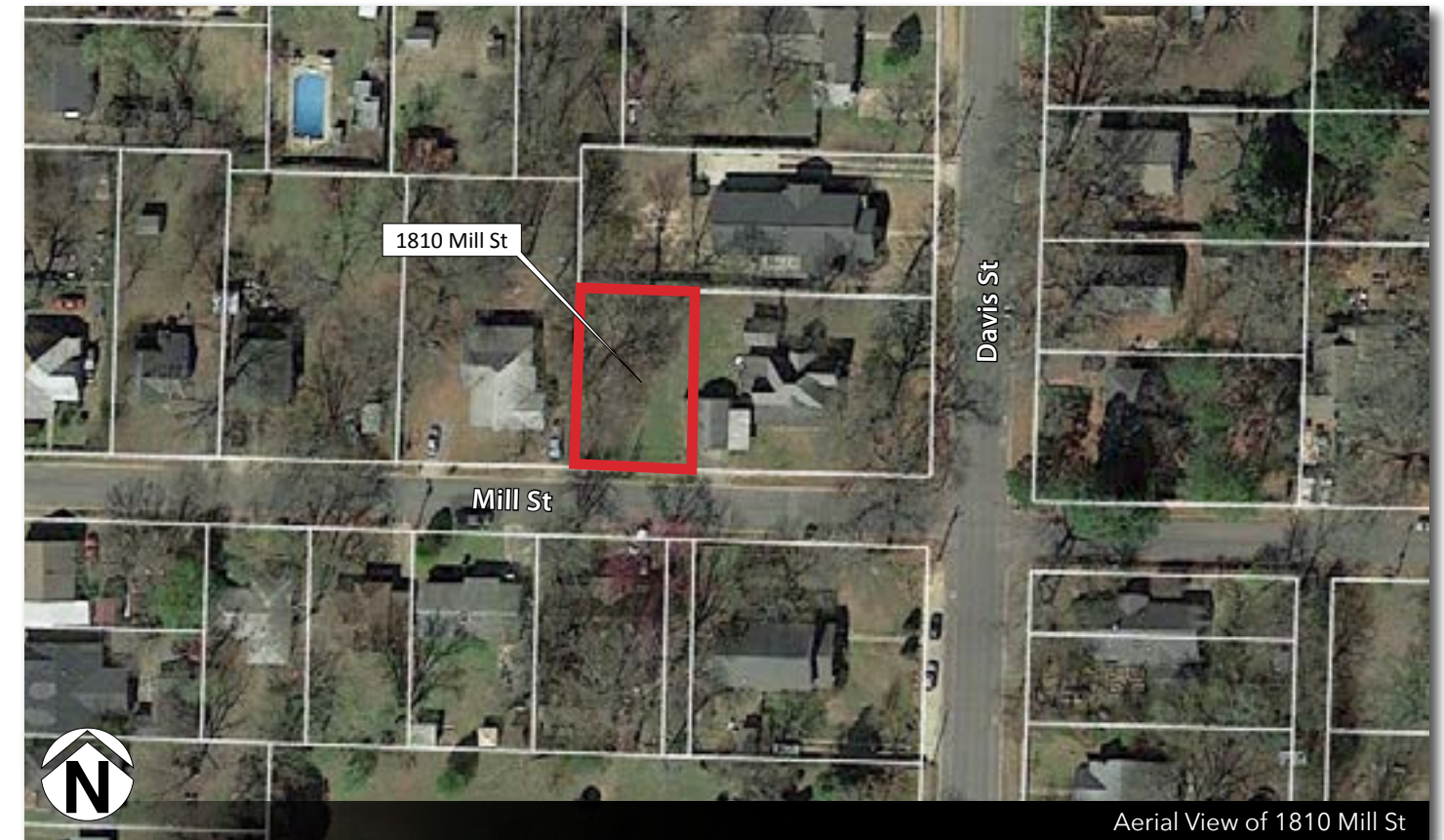
Fences. No fencing is proposed. There is an existing chain link fence surrounding the property. This fence should be removed in the front yard area.

Tree preservation. There is a pecan? tree with a split trunk on the west side of the property. It will likely not be affected by new construction. However, it's health is questionable.

MASSING

Scale. The size of new construction in relation to neighboring structures and the proportion of structures to the human scale. The new residence's overall scale is compatible with other area residences.

Height. The average height of area structure's eaves and cornices. Also, the first floor elevation / height relationship. The residence has 2 stories. The overall height and eave lines blend appropriately with other area structures. The first floor height is 9 feet floor to ceiling.



Width. New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The residence's width is in keeping with area homes.

Directional expression. Measurement of the height to width ratio of a structure's elevation. The height/vertical expression of the residence would appear to blend with abutting residences. There are 2 story homes of similar height to the east and across the street to the south.

Footprint. The area of land covered by a structure should be in relation to the majority of neighboring structures. The residence's footprint is appropriately scaled in relation to other area structures.

Complexity of form. The level of detailing and breaks in wall planes of a structure. The residence has a minimal level of detailing accomplished with board and batten trim, large vertical windows, wide window and door trim, and breaks in the wall planes.

Facade, wall area, rhythm. Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. The residence appears to have an appropriate number of windows and doors.

DESIGN ELEMENTS

Style. The style should compliment the existing and area structures. The residence is a modern interpretation of vernacular southern architecture. This style should blend with area historic structures and newly constructed area residences.

Entries, Porches, and Porticos. Appropriate entry points are provided. Porches are to be a minimum of 6 feet in depth. The front porch is more of an entry portico rather than a "sitting" porch. It's shown at 5'-4" in depth and 7'-6" wide. Portico columns are appropriately wide at 8" x 8".

Doors and windows. Windows are shown as one over one and are appropriate versus windows with false dividers. Doors are somewhat traditional in style with 1/2 glass.

Awnings. When new construction uses awnings, traditional awning designs, materials, and placement should be used. No awnings are proposed.

Lighting. Any new lighting should be inward, downward, and shrouded so as to stay within the bounds of the property. No lighting is shown on the plans.

MATERIALS & DETAILING

Architectural Details, Siding, and Bricks. Eaves, brackets, dentils, cornices, molding, columns, trim, etc. The residence has detailing provided through wide door and window trim, vertical board and batten siding, and portico brackets and columns. Fiber cement siding is specified.

Shutters. If used, shutters should be in proportion to their window opening. No shutters are proposed.

Roof. An architectural asphalt roof is shown.

Decks/Plaza Space. An uncovered deck is shown at the rear of the residence.

Skylights. None are shown.

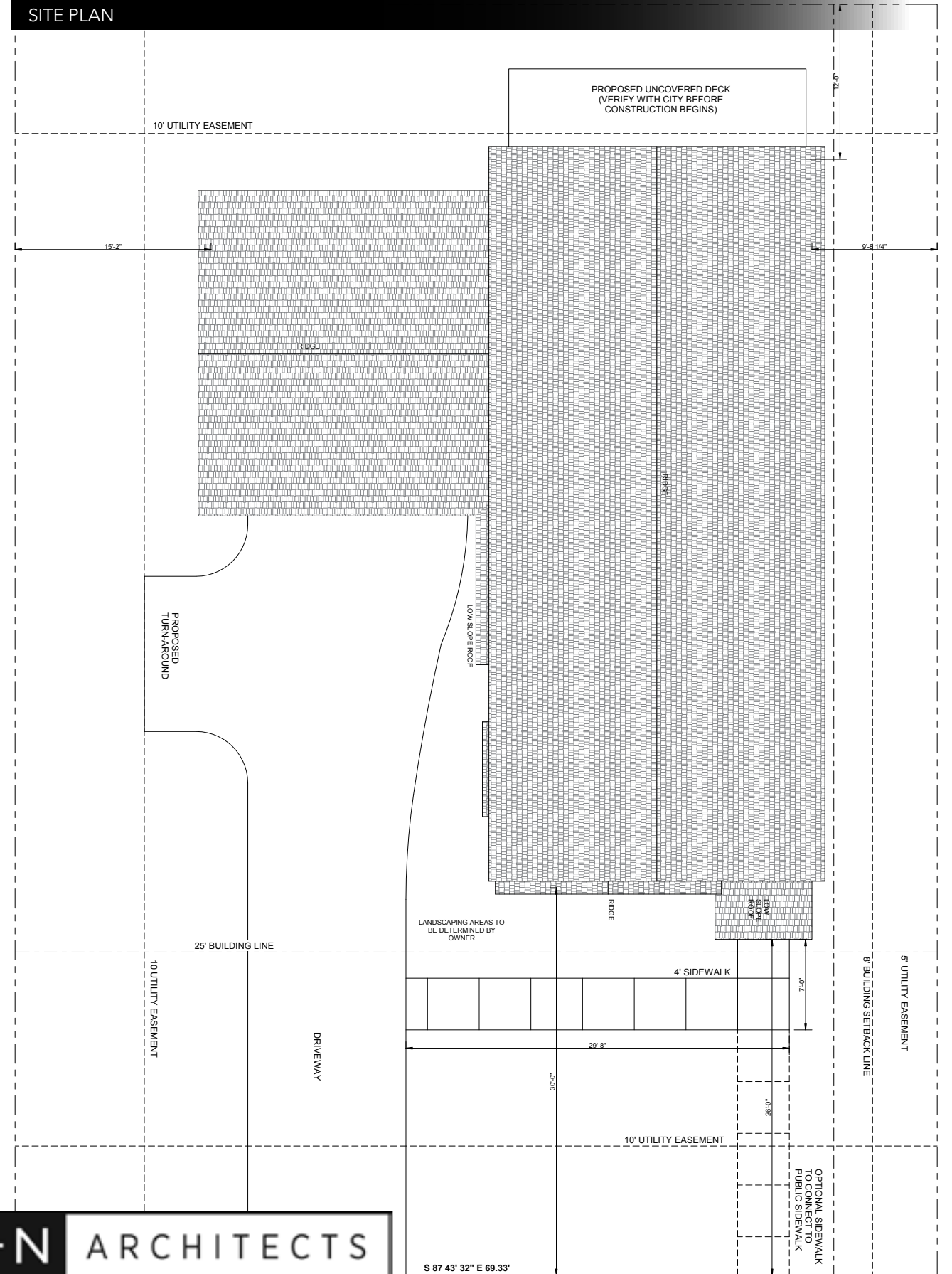
Mechanical Screening. HVAC units should be visually located away from streets or screened by landscaping. Exterior HVAC ductwork should not be visible from the street.

RECOMMENDATIONS

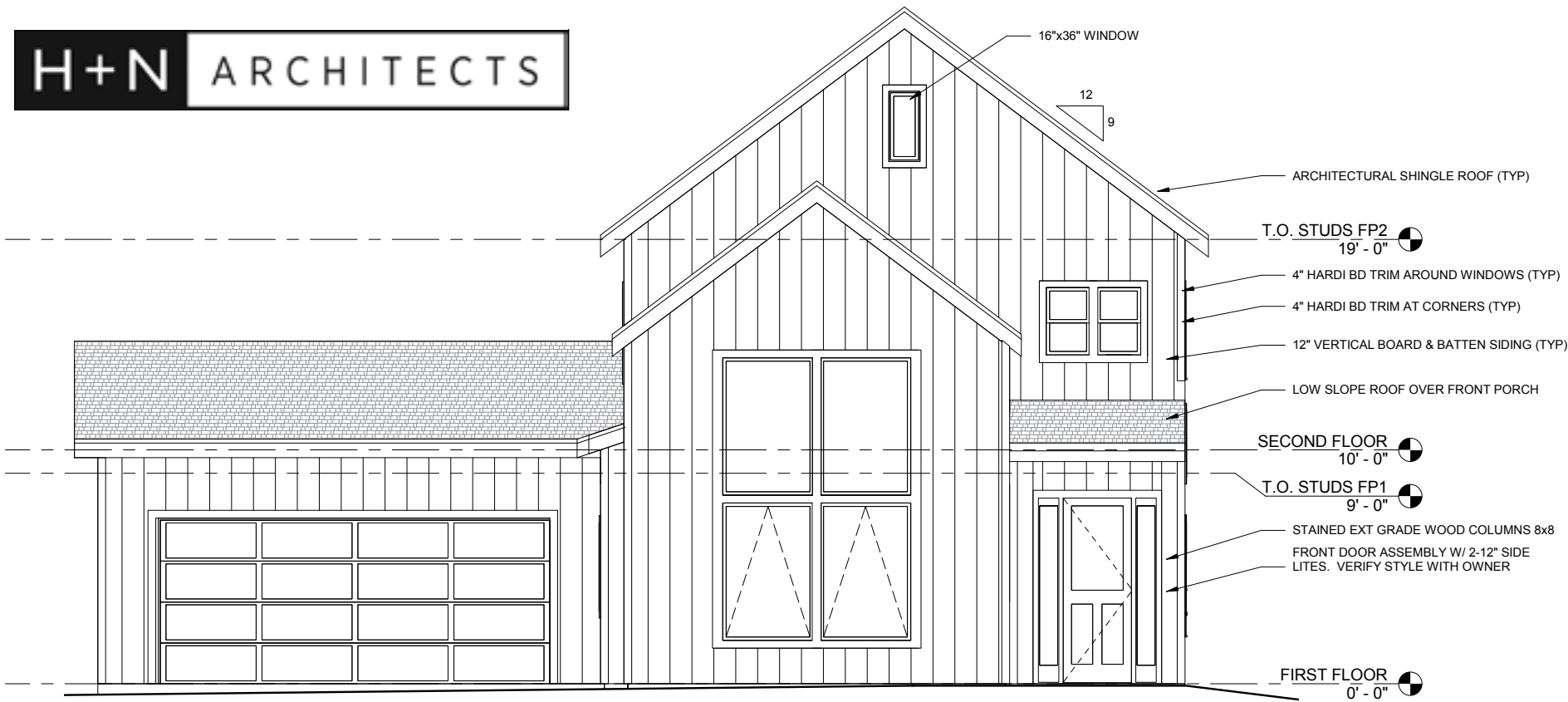
Staff recommends approval of the new residence and driveway with the following conditions:

1. The residence and driveway shall be constructed as shown in submitted plans.
2. Chain link fence shall be removed from front yard.
3. The residence's front setback shall be approximately 26 feet from the property line to the proposed portico. (30 feet from property line to front facade wall.)
4. Porch columns shall be trimmed out to 8 inch by 8 inch minimum.
5. Floor to ceiling height shall be 9 foot minimum.
6. Siding material shall be cement fiber board as shown.
7. Wide trim around windows and doors as shown shall be used.
8. HVAC and utility equipment shall be appropriately located at the rear or side of the structure and/or appropriately screened.

SITE PLAN



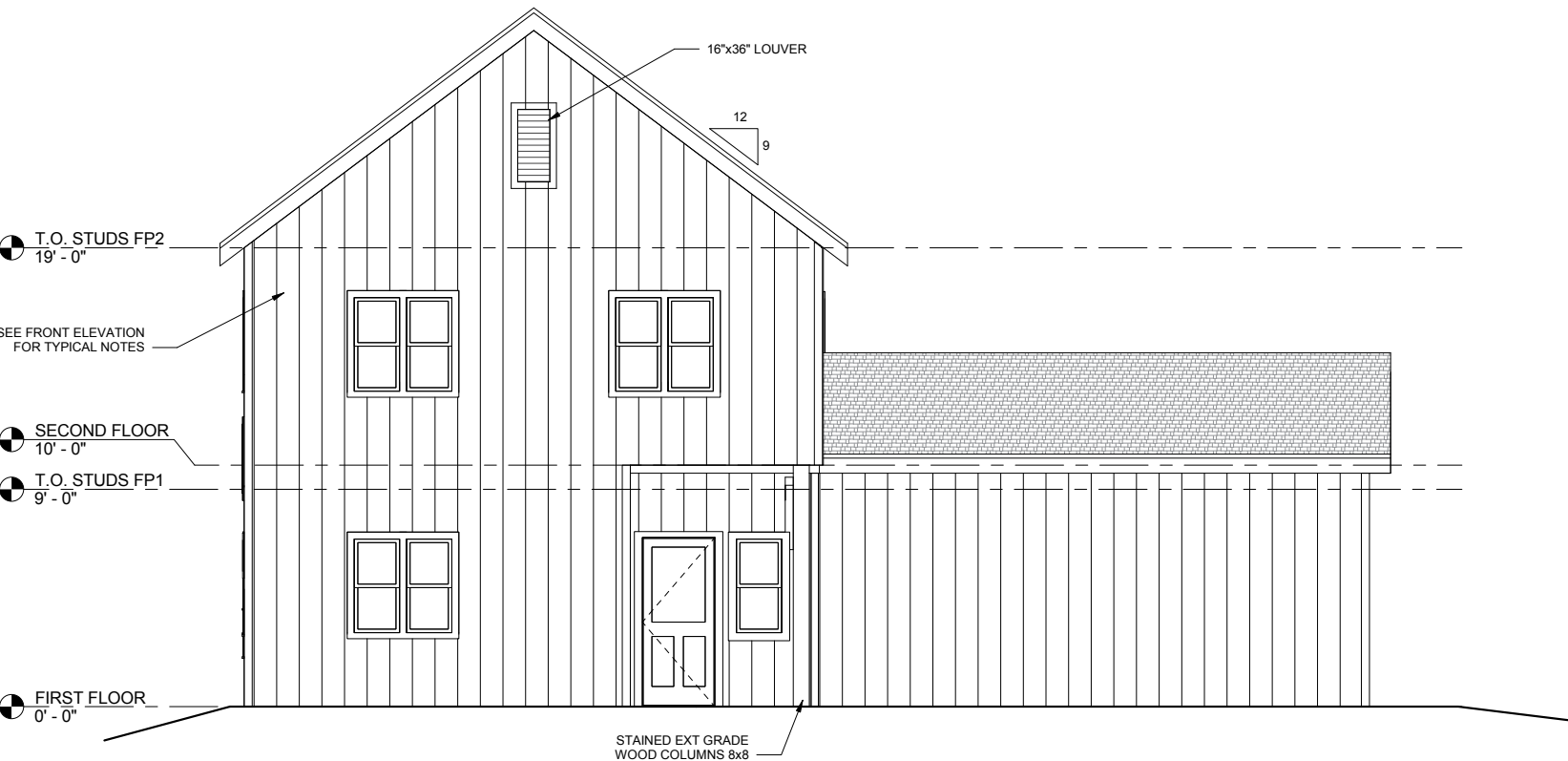
SOUTH (FRONT) ELEVATION



VIEW OF 1203 DAVIS ST LOOKING NW



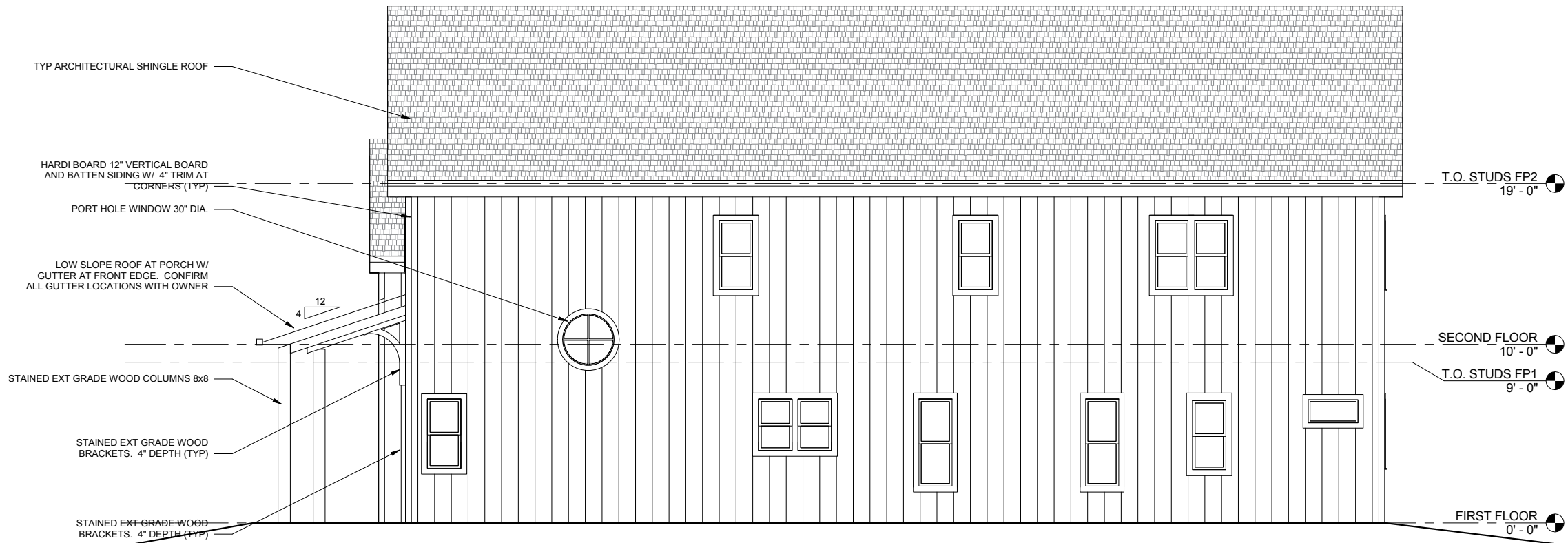
NORTH (REAR) ELEVATION



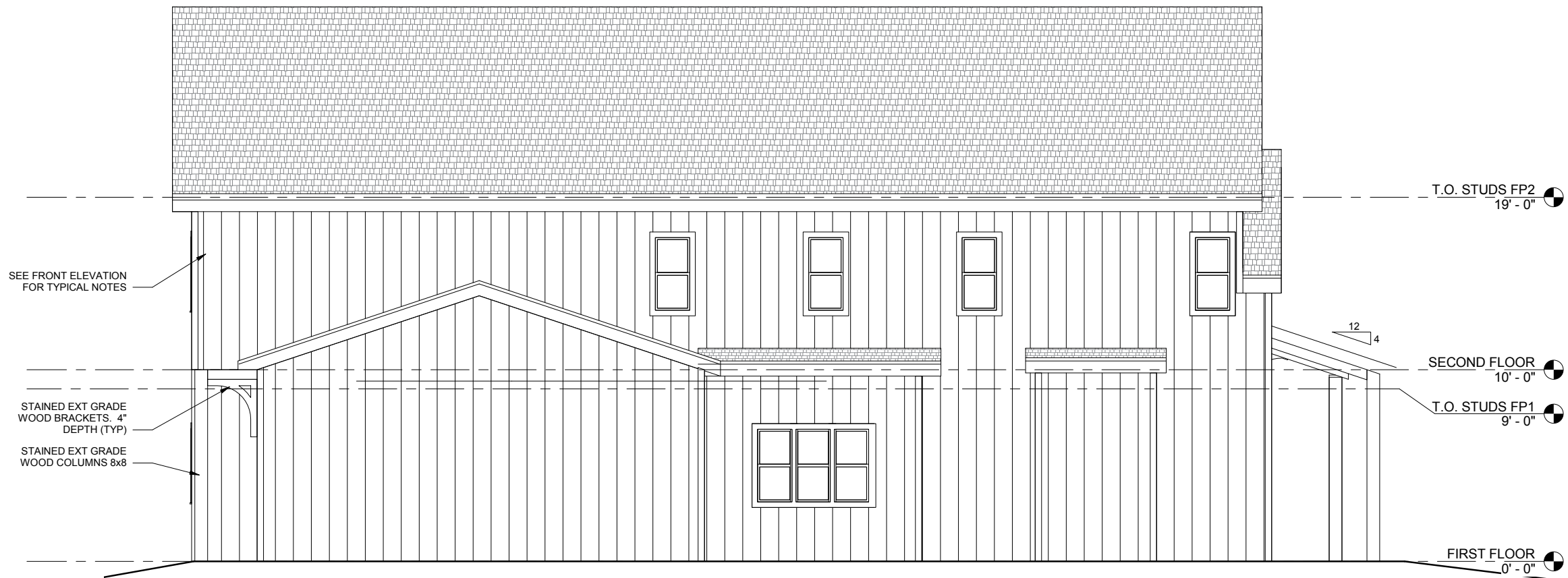
VIEW OF 1810 MILL STREET LOOKING NE



EAST ELEVATION



WEST ELEVATION



C NEW BAKER RETAIL CENTER - 1076 HARKRIDER STREET

**OLD CONWAY DESIGN OVERLAY DISTRICT
CERTIFICATE OF APPROPRIATENESS REVIEW
BAKER RETAIL CENTER AT 1076 HARKRIDER STREET**

APPLICANT

Emily Ferris
Sowell Architects

OWNER

Community Court, LLC
810 Merriman St
Conway AR 72032

SITE

Addresses. 1076 Harkrider Street

Lot Area. 0.45 acres ±.

Present Zoning. T-5 (Urban Zone) in the Northeast Old Conway Design Overlay District (NEOCA).

Abutting Zoning. T-5 (Urban Zone) in the Northeast Old Conway Area Specific Plan (NEOCA) and CMU (Commercial Mixed Use) in the Markham Street Neighborhood Specific Plan.

Surrounding Area Structures. The property is located in the NE Old Conway Area Specific Plan at the southeast corner of Harkrider and Garland Streets at the old Pizza Hut location. To the north, is a one story low block commercial building, to the south, is the 1990s Baker Eye building, across Harkrider to the west, is a warehouse like structure and a mid-century gas station.

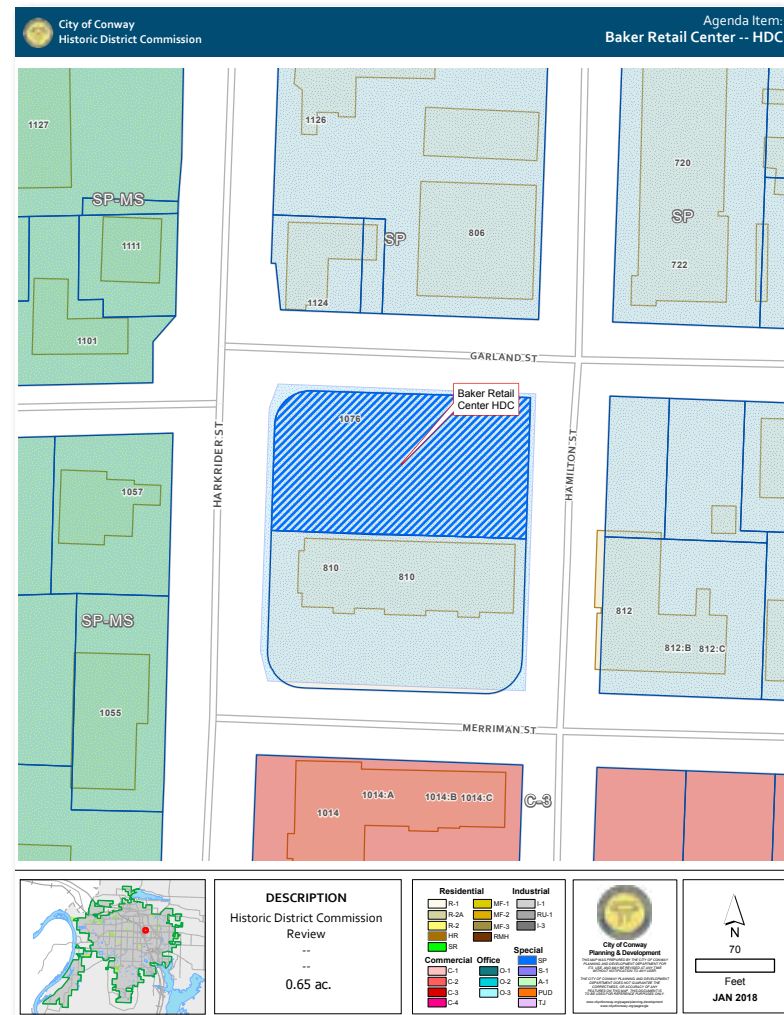
General Description of Property and Proposed Development. The applicant is proposing to construct a new 2697 square foot single family residence.

Setbacks. The applicant is proposing a new 7200 s.f. office/retail building and parking lot. The property is in the NE Old Conway Area Specific Plan. Within this planned area, there are specific urban development regulations. The Historic District Commission must approve new development within the area.

T5 specific plan setbacks are defined as:

- Front (Harkrider) - 80% structure within 3 feet of property line
- Secondary Front (Garland) - 80% structure within 3 feet of property line
- Rear - 80% structure within 3 feet of property line
- Setbacks variances can be approved by the HDC

The T5 setbacks cannot be met at this location due to a 15 foot utility/building setback line along Harkrider and a 10 foot utility sidewalk easement along Garland. However, the building meets the intent of the above setback requirements by placing the structure on the setback easement lines as close to the streets as possible. The T5 rear setback would be applicable if a structure were to be placed on the east side of the property. However, a parking lot is planned for the rear area.



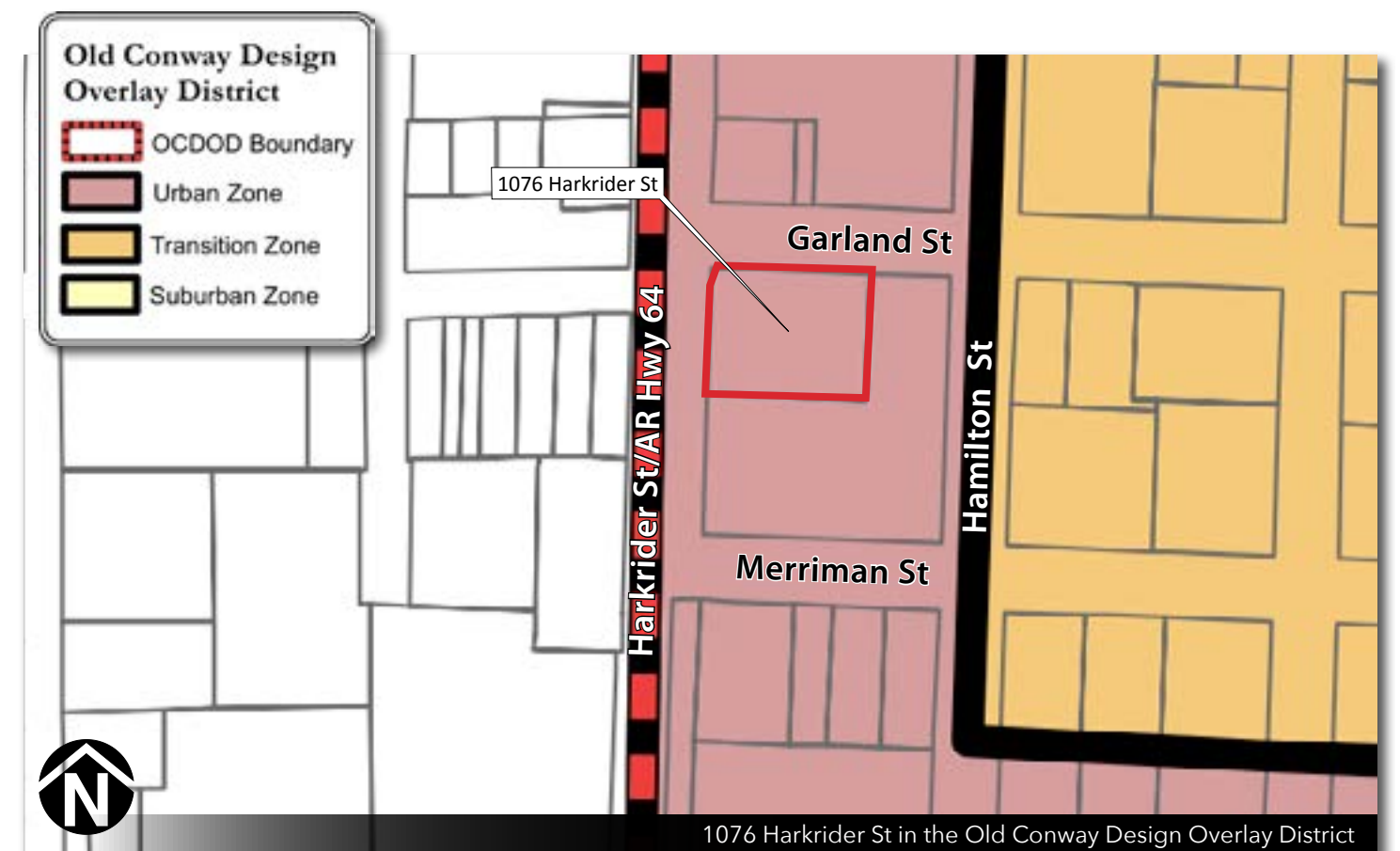
Spacing. Established spacing distance pattern between area structures. The proposed spacing is compatible with other area structures.

Lot Coverage. The NEOCA Plan allows for 100% impervious lot coverage for this property zoned T5. The proposed plan allows for some pervious green areas.

Orientation. The building will appropriately face Harkrider. Entrances are planned on the front (west) and rear (east) parking lot side.

Alley. There are no alleyways in the block.

Driveway/Parking/Carport. A new parking lot is planned at the rear (east) side of the building. This location fits with the NEOCA and Old Conway guidelines; parking lots should not be placed on corners. Instead, parking should be located at the rear or sides of buildings. The planned rear parking lot is appropriate. All parking will be on-site with no planned on-street parking spaces. A portion of an existing parking lot on the east side of the property will be used.



Sidewalks. There is an existing 5 foot sidewalk about 3 feet from the curb on Harkrider. There is a continuous curb cut and no sidewalk along Garland Street. The NEOCA plan calls for an appropriate urban sidewalk along Harkrider. The streetscape detail used by recent development along Oak Street; CVS, MedExpress, and Arvest Bank is applicable to Harkrider. A variation of this streetscape detail with the existing 5 foot sidewalk, tree planters, connecting sidewalks, and a 6 foot wide sidewalk closer to the structure will be used along Harkrider. A 6 foot sidewalk is shown along a portion of Garland Street. This sidewalk will need to continue along the entire street frontage. There is a portion of sidewalk along Hamilton Street. A new connecting sidewalk will need to be constructed along Hamilton Street on the east side of the project.

Fences. No fencing is proposed.

Tree preservation. There are no trees affected by this development.

MASSING

Scale. The size of new construction in relation to neighboring structures and the proportion of structures to the human scale. The new structure's size blends with existing structures. This building will create an appropriate street oriented structure on Harkrider.

Height. The average height of area structure's eaves and cornices. Also, the first floor elevation / height relationship. The proposed building will be one story. The NEOCA plan calls for a 2 story minimum height with a ground floor to ceiling of 15 feet. The overall height of the building will be that of a 2 story, but will only have 1. First floor to ceiling height seems appropriate.

Width. New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The width of the building is similar to other area structures and is appropriate.

Directional expression. Measurement of the height to width ratio of a structure's elevation. The height to width ratio appears to be well proportioned.

Footprint. The area of land covered by a structure should be in relation to the majority of neighboring structures. The building's footprint is similar to other area structures and is appropriate.

Complexity of form. The level of detailing and breaks in wall planes of a structure. There are several breaks in the front and rear wall planes. Pilasters, recessed glass, awnings, and masonry coursing create an appropriate complexity of form on the front and rear elevations. However, the north elevation is lacking details and is very visible at the corner Garland and Harkrider. Additional glass or some corner feature should be considered. The south facing facade will be mainly hidden from public view against the existing Baker medical building.

Facade, wall area, rhythm. Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. There is a lack of historic structures in the area with the exception of mid century highway-centric gas stations. The new building will set a precedent with a level of sophistication not otherwise present in an areas of fairly blank facades.

DESIGN ELEMENTS

Style. The style should compliment area structures. As mentioned, there is no specific historic style in the area other than mid-century highway uses. The new building is a modern take on a traditional downtown structure. The building presents itself to the street in a traditional way through the wide sidewalk and rear parking. This form and style is appropriate.

Entries, Porches, and Porticos. The new structure will have entry areas on the front (west) and rear (east) side from the parking lot. Front entry from Harkrider provides pedestrian access while rear doors provide parking lot access. Harkrider tree planters are shown inside the property boundaries. These could possibly be placed to the west in the street right of way to provide a larger concrete/plaza area along Harkrider in front of the new retail spaces. However, this would lessen green space.

Doors and windows. Proposed windows and doors are modern fixed glass and aluminum.

Awnings. Several awnings are proposed. The awnings are appropriately spanning the windows and doors they serve and do not form a continuous "ribbon" of awnings. Used in this manner, the awning accentuate the Architectural features of the building.

Lighting. Any new lighting should be inward, downward, and shrouded so as to stay within the bounds of the property. No lighting is shown on the plans. Parking lot lighting will be reviewed as part of development review.

MATERIALS & DETAILING

Architectural Details, Siding, and Bricks. The structure is clad in 100% masonry with glass storefronts. The NEOCA plan calls for the use of durable urban materials - preferably brick. The proposed brick, cast stone, and metal trim meet this standard.

Shutters. Not applicable.

Roof. A metal roof is assumed. The roof appears to behind the parapet and will be unseen from the ground.

Decks/Plaza Space. None are proposed.

Skylights. Not applicable.

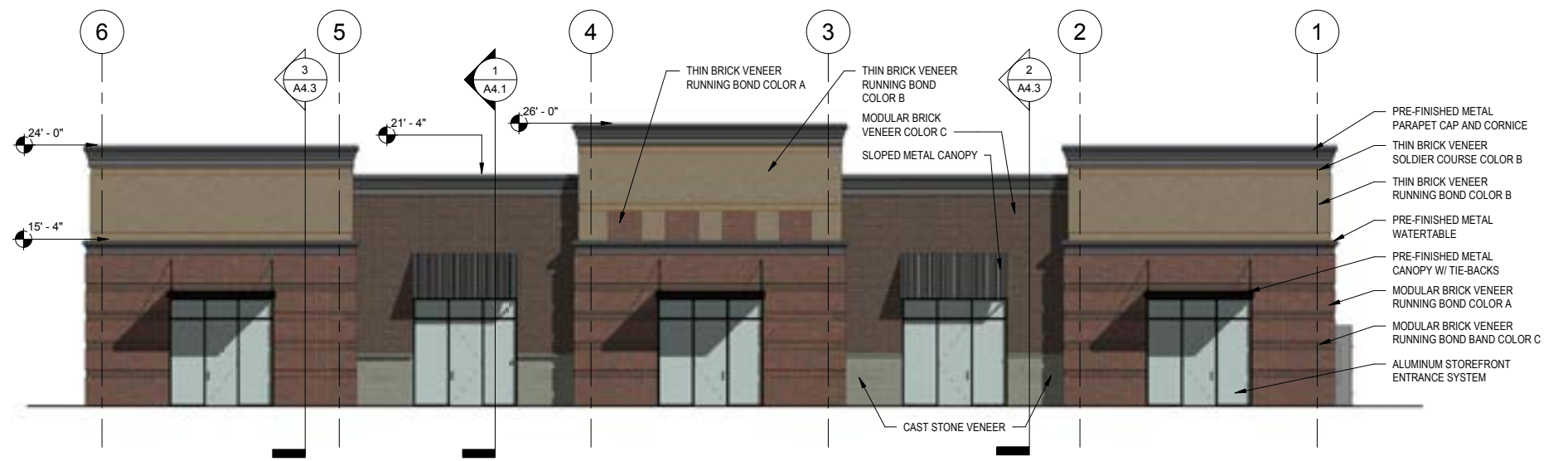
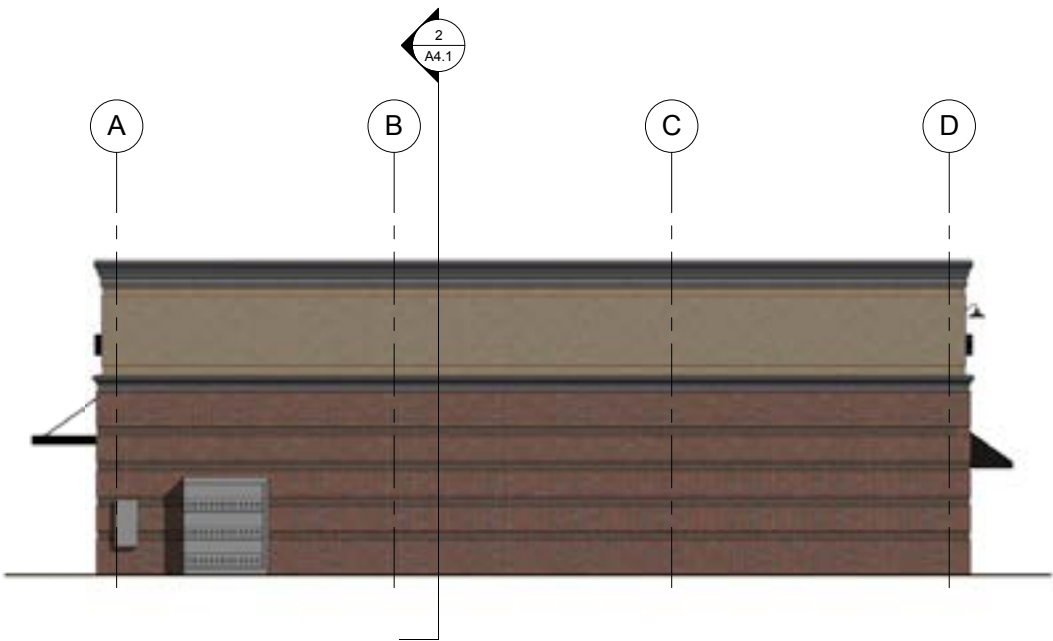


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PERSPECTIVE VIEW FROM HARKRIDER STREET LOOKING NE



SIDE & REAR ELEVATIONS



Mechanical Screening. HVAC units should be visually located away from streets or screened by landscaping. Exterior HVAC ductwork should not be visible from the street. HVAC equipment is shown as roof top mounted. The HVAC equipment appears as visible in the elevation, but will likely not be as prominent in actual perspective Development review regulations require all viewable HVAC equipment to be screened.

RECOMMENDATIONS

Staff recommends approval with the following conditions:

1. The office/retail building and parking lot shall be constructed as shown in submitted plans. Modifications due to technical reasons may be approved by the Planning Director.
2. Setbacks as shown on submitted plans shall be allowed.
3. The structure may be one story with the appropriate 2 story height as shown on submitted plans.
4. The southwest corner of the building shall have additional glass storefront and/or additional detailing to be approved by the Planning Director.
5. Harkrider Street sidewalks shall be constructed as shown on submitted plans in conjunction with the City approved Oak/Harkrider Street detail. This sidewalk and construction details shall be coordinated with the City and utilities. Sidewalks shall be required along the Garland and Hamilton Streets.
6. HVAC equipment shall be screened as required by Planning Staff development review.

