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Application for Variance – Commercial Design Standards

STAFF USE ONLY

Date Application Submitted: _____

Date Accepted as Complete: _____ Project Number: _____

APPLICATION CONTACTS:

Indicate one person of contact for this request: _____ Property Owner _____ Representative

Applicant (person making request)	Property Owner (if other than Applicant):
Name: _____	Name: _____
E-mail: _____	E-mail: _____
Address: _____ _____	Address: _____ _____
Phone: _____	Phone: _____
Site/ Location: _____ _____	Current Zoning District: _____
Assessor's Parcel Number(s): _____	Rezone required: _____
	Total Acreage: _____

The Planning Commission may approve variances to depart from the literal requirements of the Commercial Design Standards where strict enforcement of said requirements would cause undue hardship due to circumstances unique to the individual property under consideration, and the granting of such variance is demonstrated to be within the spirit and intent of the provisions of the design standards.

Fee for Variance Application is \$75

Check item(s) for which variance is requested:

- ENTRANCES** – one customer entrance on all sides of principal building directly facing abutting public right of-way
- PARKING LOT ORIENTATION** – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building

Planning and Community Development Division

(479) 750.8550 phone | (479) 750.8539 fax | 201 Spring Street | Springdale, Arkansas 72764

- STRUCTURE BACK AND SIDES**
 - Minimum setback according to zoning district requirements
 - Earthen berm installed with trees and landscaping for façade facing adjacent residential uses or area on Comprehensive Land Use Plan
- PEDESTRIAN FLOW**
 - Sidewalk along all sides of lot abutting public right-of-way required per Master Street Plan
 - 5' continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal building on site
 - 5' sidewalk along the full length of building on façade featuring customer entrance an façade abutting public parking areas 6' from façade of building
 - Weather protection features within 30' of all customer entrances, constructed parallel to building façade
 - Internal walkway distinguished from driving surface through use of durable, low maintenance surface materials to enhance safety and comfort
- CENTRAL FEATURES AND COMMUNITY SPACES**
 - Provision of at least 2 central features
 - Direct access to public sidewalk network
- MULTIPLE BUILDINGS IN COMMERCIAL CENTERS**
 - Use of similar building materials
 - Use of similar architectural styles or theme
- OUTDOOR STORAGE, TRASH COLLECTION AND LOADING AREAS**
 - Not visible from public right-of-way, located within 20' of any public street, sidewalk or internal pedestrian way
 - Incorporated into the overall design of the building
 - Screening material similar to principal materials of the building and landscape
 - Landscaped so that visual and acoustic impacts fully contained and out of view of adjacent property and public streets
 - Landscaped so not attention is attached to the function by the use of screening material an no attention is attached to the function by the use
- FACADES AND EXTERIOR WALLS** – face over 100' in linear length incorporate wall projections or recesses
 - Minimum 3' depth
 - Minimum of 20 contiguous feet within each 100' of façade length
 - Extends 20% of the façade
- DETAIL FEATURES**
 - Facades include a repeating pattern with no less than 3 elements (color change, texture change, material change)
 - At least one element repeating horizontally
 - Elements repeat at intervals of more than 30' horizontally or vertically
 - Change in plane no less than 12" in width (offset, reveal or projecting rib)
- ROOFS** – change in height every 100 liner feet in building length
- MATERIALS AND COLORS**
 - Predominate exterior materials high quality materials
 - Façade color – low reflectance, subtle, neutral or earth tone
- ENTRYWAYS** – 3 defined, highly visible customer entrances

LANDSCAPING

- Entryway landscaping
- Parking lot landscaping
- Perimeter parking area landscaping
- Building foundation landscaping

SCREENING

- Trash containers, trash compactor, and recycling bins screened from public view 4 sides
- Exterior ground-mounted or building-mounted equipment
- Rooftop equipment
- Solid fence or wall not less than 6' in height along all rear and side property lines common to property zoned for residential purposes
- Required screening fence or wall maximum height 8', high quality materials
- Required screening fence or wall maximum continuous length of 50'
- Earthen berm installed with trees and landscaping for façades facing areas indicated for residential use by the Comprehensive Land Use Plan

LIGHTING

- Pedestrian walkway lighting – 4' maximum height for bollard-type lighting, pedestrian areas illuminated a minimum of 1 footcandle
- Parking lot lighting – 35' maximum mounting fixture height with all parking areas maintaining 3 footcandles
- Parking lot lighting – maximum maintained vertical footcandle at any adjoining residential property line 0.5 footcandle measured at 5' above grade
- Uniformity ratios throughout parking 1 – not more than a 6:1 ratio of average to minimum illumination and not more than 20:1 maximum to minimum
- Canopy lighting – 35 footcandles maximum average maintained footcandles under canopy
- Canopy lighting fixtures lens cover recessed or flush with bottom surface (ceiling) of canopy
- Canopy indirect light beamed upward and then reflected down shielded focused exclusively on the underside of canopy

FOR EACH ITEM CHECKED

Variance requested: (attach visual representation of request)

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)

Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

Harmony with intended purpose of the standards: (how the proposed develop will remain in harmony with the intended purpose of the commercial design standards with the approval of the variance)

The **Applicant** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Applicant.

The **Applicant** understands that he/she must be present at the meeting to present the variance request and to answer questions. If the **Applicant** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the applicant.

APPLICANT SIGNATURE(S)

DATE: _____