December 26, 2024

To: Colton Leonard, Planning & Development
From: Rick Johnson

Re: Modification from Heart of Bryant Code

Colton,

I would like to request a modification to the Heart of Bryant Main Street Mixed Use 1st floor height requirement from 12 ft. to 10 ft. for the following two lots:

Lot 1R Block 19 HOB

Lot 11R Block 19 HOB

This would be contingent upon the replat of these lots being approved.

The current HOB 1st floor height requirement in Main Street Mixed Use is 12 ft. Whereas the 1st floor requirement for Neighborhood Residential and Neighborhood Transitional is 10 ft. The 12 ft requirement is not feasible to do for a residential property and we would like to modify it to 10 ft to match the other HOB zoning. Our intent is to construct residential townhomes like our other recent projects in HOB on Hazel, NE 1st & SE 3rd Streets.

Thank you,

Rick W Johnson

Rick Johnson
Covenant Homes
501-247-7991