



May 21, 2020

Southwest Valley, LLC.
Mr. Ryan George - officer
2200 West Washington
Jonesboro, AR 72401

RE: 800 Southwest Drive - Grading Permit

Dear Mr. George,

Please accept this letter as your formal administrative denial of the grading permit request for the above-referenced location. As we have expressed to you and your engineer on several occasions, the amount of earthen fill and the height of the retaining walls being proposed for this site are not compatible with the surrounding neighborhood, and will cause sightline/visual blight issues. Historically, we have had issues with crime and unsafe living conditions in the apartment complex next to this site, and although those problems have been substantially fixed, the idea of shielding that site from public viewing by your proposed over-development is worrisome. The intensity of your proposed development on the adjacent roads is also a significant concern. It is highly doubtful that Haywood Drive, with its 4-inches of asphalt on top of clay-gravel, is structurally adequate for the recurrence of loaded gravel trucks to fill the site as proposed. And without a detailed traffic study, it is unclear what roadway improvements will be needed to serve the site and how those improvements fit with the work currently being proposed.

If you desire to appeal this decision, please contact the City of Jonesboro Planning Department to be placed on the Metropolitan Area Planning Commission (MAPC) Agenda.

Sincerely,

Craig Light, PE
Director of Engineering

Derrel Smith

Director of Planning

Cc: City Attorney Carol Duncan (email only)

Engineering Department · Municipal Center

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