



REZONING NEIGHBORHOOD MEETING

Central Baptist Church – Room 1288
August 4, 2020 at 6:00 P.M.

WHAT WE ARE DOING

Blue Cloud Development is asking the City of Jonesboro to amend the zoning of approximately 3.7 acres at the Northwest corner of Harrisburg Road and Caraway Road.

It is currently zoned R-1 single family and we are asking it be changed to PD-RS single family.

“PD” stands for Planned Development and one of its purposes is to allow for creative developments that conform to the goals and objectives of the City’s comprehensive plan





WHAT WE ARE DOING

A Planned Development also allows developers to provide for common facilities such as green spaces and recreational facilities, and also develop the property in unconventional ways that are not allowed under traditional zonings such as R-1.

The result should be a higher quality development, and that is what we intend to construct.

WHAT WE ARE NOT DOING

Multi-family: While this rezoning does increase the density of the property, this is not a multi-family rezoning and multi-family dwellings are not allowed to be constructed on the property. This applies for us or any future developers unless the property is rezoned again.

The maximum density under PD-RS is 8 units per acre. Our current site plan calls for just under 6 units per acres (19 units).





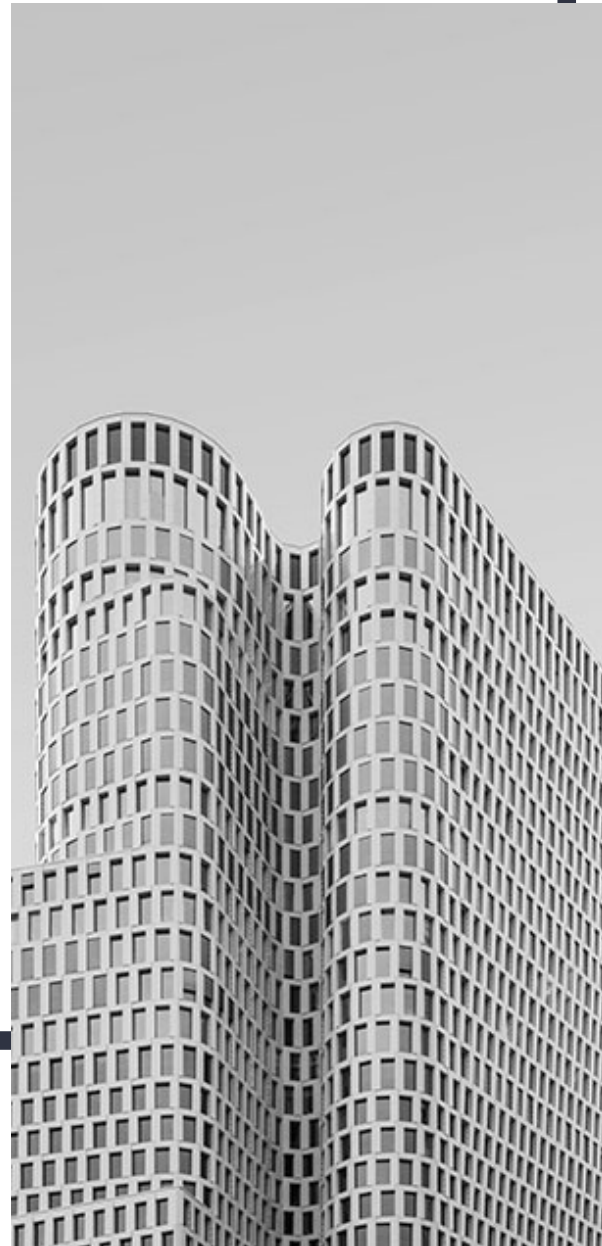
WHAT WE ARE NOT DOING

Increasing flooding or water run-off: The City of Jonesboro's Stormwater Retention Plan applies to this development. Onsite water retention, designed by our engineers and approved by the City's engineers, will ensure the neighboring homes will not be affected by water run-off.

Decreasing Property Values: The development will feature premier, single-family homes made with high quality building materials. Other features implemented such as a high perimeter fence, privacy gate, and public green space will ensure neighboring property values are not negatively affected by a sub-prime development.

WHY ARE WE DOING THIS?

- Our intent is to provide high-quality single family homes to residents who desire private, secure, and maintenance free living.
- Increasing the density allows for fewer homes in the same space when compared to an R-1 subdivision.
- By situating the houses closer together with less yard space, this allows residents to obtain the most cost effective services for the community.



- Through an affordable yearly Homeowner's Association Fee, residents will be able to obtain lawn care, maintenance of community features, and other services through the HOA.
- Residents can elect a Board of Directors to raise or lower the HOA fee to meet their needs, reserve funds for improvement projects for the community, etc.
- As Jonesboro grows, we feel there is a need for this type of development for residents who are seeking an alternative to the traditional single family home concept.

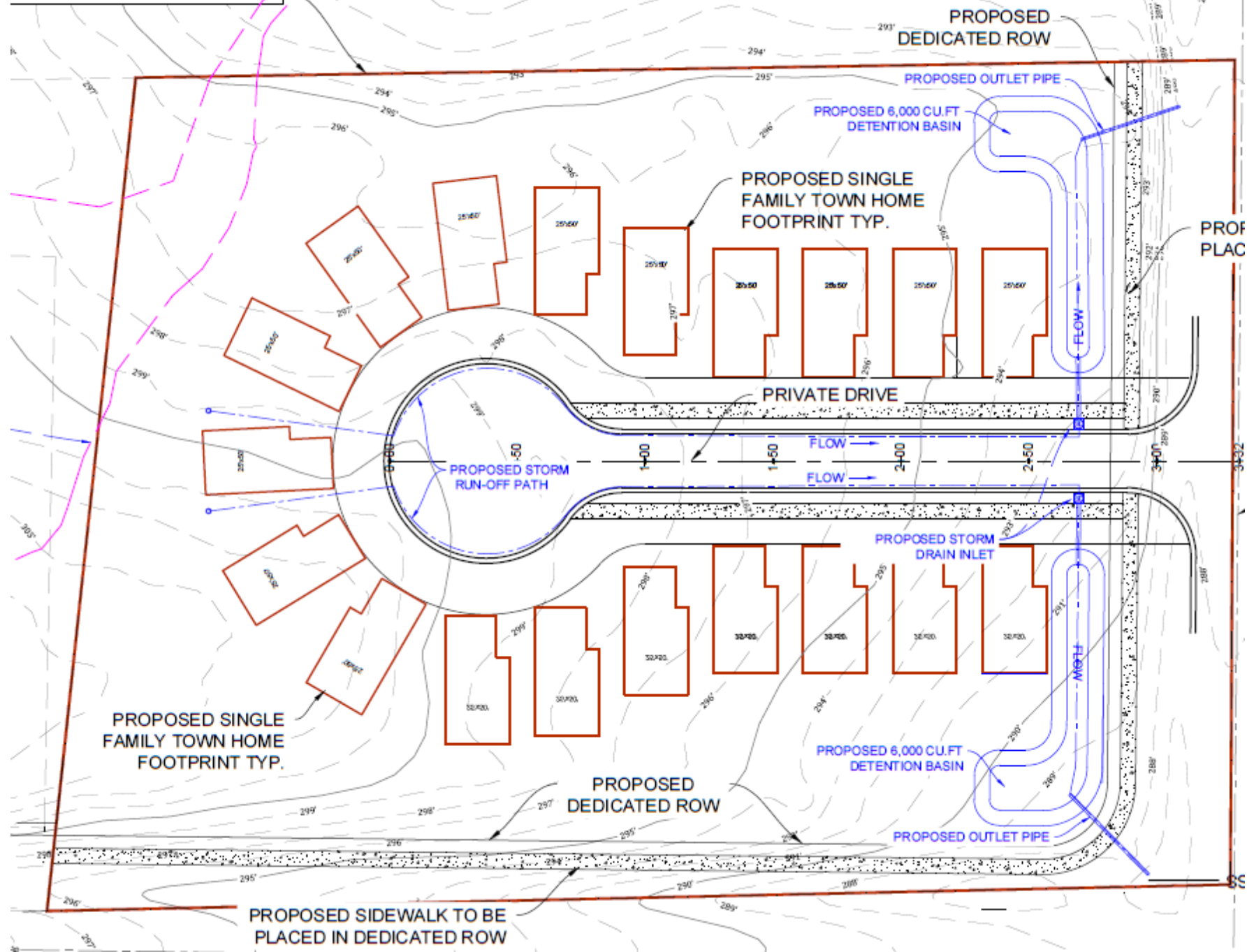
WHAT WILL THE DEVELOPMENT LOOK LIKE?

The entrance of the property will feature a state-of-the-art security gate that residents can access with a code, key card, or garage door type remote

Sidewalks will be placed on both sides of the street for residents to use for exercise with an additional sidewalk leading to the public green space in the rear of the property for children to play, walking the dog, or other outdoor activities

The entire development will be surrounded by a tall, attractive fence to allow privacy for the residents within and to prevent noise from escaping without to the surrounding properties

TOTAL SITE ACREAGE: 3.32 AC.



WHAT WILL THE HOMES LOOK LIKE?

The current site plan calls for nineteen (19), two-story, single family homes that are approximately 1300-1500 square feet in size.

Each home will have the following features:

- High quality brick or cementitious siding
- One or two car garage
- Low maintenance, yet attractive, landscaping and sprinkler systems to provide year-round curb appeal

POSSIBLE DESIGNS FOR THE HOMES



POSSIBLE DESIGNS FOR THE HOMES



POSSIBLE DESIGNS FOR THE HOMES




POSSIBLE DESIGNS FOR THE HOMES



POSSIBLE DESIGNS FOR THE HOMES





BLUE CLOUD DEVELOPMENT, LLC
361 Southwest Drive, #287
Jonesboro, AR 72401
redbirdinvestmentsllc@gmail.com