

Valley View School District
Office of the Superintendent
2131 Valley View Drive
Jonesboro, Ar. 72404

September 6, 2022

To Commission Members and Other Officials:

Mr. Jeremy Moore spoke with me in my capacity as superintendent of Valley View School District prior to the initial rezoning request of approximately 2.5 acres where Thompson Drive and Southwest Drive meet. As I understand the current status, the initial rezoning request was approved by the MAPC on August 9, 2022 and is on the agenda for the City Council meeting on September 6, 2022. I was contacted by Mr. Moore on August 31, 2022 to inform me that he and his business partner have bought an additional 4.5 acres adjoining the original 2.5-acre parcel. Mr. Moore informed me that a rezoning request is now being submitted for this additional 4.5-acre parcel to match the requested RM-16 zoning of the original 2.5-acre parcel.

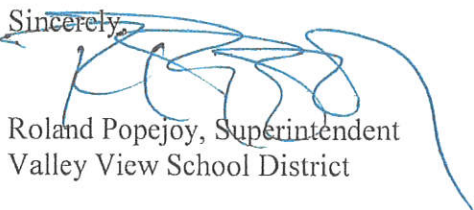
Based on the information provided by Mr. Moore, the additional 4.5 acres bounded by an existing ditch was purchased to enable the planned variety of townhomes, brownstones, and apartments to be spread out and still have room for a community center/manager's office, swimming pool, community garden, dog park, and walking trail in order to meet the different needs and desires of future residents. The additional space in the development will also allow the developers to include enclosed garages, carports, safe rooms, and handicap accessibility in units to align with requested amenities and the primary focus of the up-scale, gated residential development serving residents 55+ years of age.

This parcel of land is bounded by Valley View School district property to the south. Traffic on school days is always a concern that we must consider since Thompson Drive is an entrance and exit for parents at drop-off and pick-up times, and the larger acreage with more residents and traffic is something that must be accounted for in the plans for the development. Based on the initial application, Mr. Moore intends to have both ingress and egress from Southwest Drive as well as Thompson Drive, which we feel is paramount to address such traffic concerns. Drainage was also noted as a concern by our school board members at the July 14 board meeting, and Mr. Moore assured me that these such concerns would be addressed by the project engineer and architect. In my initial conversations with Mr. Moore, he stated that the existing tree buffer would be retained, and it is our district's hope that a tree buffer will continue to be in the revised plan with the expanded size of the development.

The Valley View School Board's next scheduled board meeting is tonight, September 6, 2022, and I plan to discuss the latest requested rezoning with board members. I am writing this letter to meet the established deadline for submission and will contact Mr. Moore with any additional concerns shared by the board when presented with this revised plan.

If you require additional information, please feel free to contact me at 870-935-6200.

Sincerely,



Roland Popejoy, Superintendent
Valley View School District