



## **FP 11-03: Craighead County Fairgrounds/FloyRed Commons Commercial Park-Final**

For consideration by Metropolitan Area Planning Commission on April 12, 2011

**Applicant/Agent/ Owner:** Craighead County  
Developer: NA  
Engineer / Surveyor: John Easley/Associated Engineering

**Property Location:** West side of Stadium Blvd/ East Side of Fair Park Blvd., South of Highland Dr. (Hwy. 18), North of Race Street  
**Total Acres:** 40.73 acres +/- / (1,774,100 sq. ft.) – See Final Subdivision Plans for included acreage/lot locations.

**Proposed Lots:** Phase-1: **6 Lots** totaling 9.26+/- acres (403,190 sq. ft.):

Since the last MAPC meeting the applicant has requested **two additional lots (1-acre ea.)** to be accepted in the Final Subdivision Plat (new information)

Applicant noted no driveway access to Stadium Blvd. for lots 1, 2, 3 and 5. (See revised plat)

### **Zoning:**

District: C-3  
Required Min. Lot Size: 6,500 sq. ft., Min. Lot Width: 50 ft., Min. Lot Depth: 100 ft.  
Proposed Min. Lot Size: 1 acre, 43,560 sq. ft.  
Proposed Max. Lot Size: 2.47 acres sq. ft.  
Special Conditions: N/A

Proposed Streets: Parkwood Rd. (Public),  
Two drives off of Highland Dr. /Stadium Blvd. (Private)

Improvements: Right-Of-Way Width: 80 ft. Parkwood Rd. extension  
Pavement Width: 60 ft. (Proposed Private Collector Road)  
Water/Sanitary Sewerage: Public  
Sidewalks: Are encouraged to allow walk ability thru out the commercial development  
Other Departmental Reviews: Pending

### **Findings:**

The subdivision complies with all requirements for Final Subdivision Plan approval, Chapter 113, Subdivisions of the City of Jonesboro, Code of Ordinances.

The final plan complies with the purposes, standards and criteria for subdivision design and site protection. Setbacks and minimum square footage requirements are properly depicted and

satisfied by the applicant as required in the C-3 Commercial District. No driveway access requested nor allowed for lots 1, 2 3, and 5 off of Stadium Blvd. Interior sidewalks would enhance this project and provide walkability once additional businesses locate on this 40 acre tract; the applicant has not indicated any future sidewalks.













