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**Subject:** Cluster Housing, RI-U, Design Guidelines

Dear Council Members,

I am writing in regard to the proposed ordinances related to Cluster Housing, RI-U, and Design Guidelines. I support the concepts behind all of these proposals and I commend the City Planning Staff for bringing these them to you for consideration. It is this type of forward thinking that will allow Jonesboro to grow and prosper in a sustained manner. Well-designed developments within these proposed ordinances and guidelines can bring a renewed vitality to the central core of our city. This type of development makes great economic sense in that it takes advantage of existing infrastructure (streets, stormwater systems, water lines, sanitary sewer lines, electric service).

In order for these developments to be truly successful and good for sustained community growth there must be safeguards in place. These safeguards would include:

#### CLUSTER DEVELOPMENT

1. Development Review Process - specifically identifying how proposed developments are to reviewed.
2. Number of Units Permitted - set a maximum number of units that can be built within a single cluster development.
3. Minimum Lot Area - specify minimum lot area.
4. Exterior Lot Setback Requirements - cluster housing developments should have exterior property line setbacks that are set by the underlying zoning district. This provides a buffer for existing adjacent buildings.
5. Common Ground Maintenance - provisions for the maintenance of common ground either through a condominium association, a homeowners' association, or other similar mechanism.
6. Building Orientation - provide requirements that will ensure that a reasonable percentage of buildings within the development will be oriented toward a common green space or street right of way.
7. Common Ground - provide requirements for open space based on total building square footage within the proposed development.
8. Private Open Space - Provide a minimal requirement for private open space for each unit.
9. Parking - identify parking requirements, location, size, etc.
10. Pedestrian Connectivity - provide requirements for providing pedestrian connectivity within the development.

#### RU-I

1. Parking Requirements - both for multi-family and single-family. These requirements address both location and maximum width or front lot coverage.
2. Building Orientation - requirement for orientation toward street right of way.
3. Sidewalks - requirement of sidewalks along the street right of way.

Our proposed design guidelines begin to address some of these issues, but I feel they do not go into the detail that is required to ensure that development under these designations is a positive addition for the surrounding neighborhood and the city.

In summary, I would encourage you to postpone passage of these proposals in order to fully investigate how the above issues could be incorporated and how the stated goals of the ordinances can be ensured of being met. My desire is for Jonesboro to be the best that it can be.

Thank you for your consideration,

Bill Hall  
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