



City of Jonesboro Metropolitan Area Planning Commission
FP 10-01 Final: Staff Report – Ritter Centre Commercial Subdivision
Huntington Building - 900 W. Monroe
For Consideration by the Commission on March 9, 2010

Centre Commercial Subdivision

FP10-01 Final

For consideration by Metropolitan Planning Commission on March 9, 2010

Applicant/Agent: Civilogic/Ritter Communications

Developer: Paul Waits, President of Ritter Communications

Engineer / Surveyor: George Hamman

Property: Location: Browns Lane

Boundaries: Browns Lane, Windover Rd.,

Total Acres: 7.43 acres +/-

Proposed Lots: 3

Zoning:

District: C-3 LUO

Required Min. Lot Size: 6,500 sq. ft.

Proposed Min. Lot Size: 24,145.1 (0.55 acres) sq. ft.

Proposed Max. Lot Size: 266,266.4 (6.11 acres) sq. ft.

Special Conditions: N/A

Streets:

Panneck-Hill Way and Ritter Centre Drive will potential connect from Browns Lane to Windover Rd. allowing an alternate egress/ingress from these tracts.

Right-of-way has been illustrated and city standards must be met in conjunction with the development.

Improvements: Right-Of-Way Width: 60 ft. (Panneck-Hill Way, Ritter Centre Drive)

Pavement Width: 30 ft.

Water/Sanitary Sewerage: Public

Sidewalks: None

Findings:

The subdivision complies with all requirements for Final Subdivision Plan approval, Title/Section 15 of the City of Jonesboro, Zoning Ordinance.

The preliminary 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 LUO Commercial District.

The Staff stated concerns about lots 1 and 2 as it appeared the lots may have curb cuts off of Browns Lane. The applicant has stated the ingress/egress to lot 2 will be constructed on the proposed street (Ritter Centre Dr.). Attention was also directed to the increased volume of traffic, delays and accidents. A shared driveway was recommended for easier access from lot 1, 2 and 3 off of Browns Lane.

Conditions:

1. CWL stipulated that a utility easement be provided 10'+ on each side of the right of way of Panneck-Hill Way and Ritter Centre Drive.
2. The drive access to Lot 1 shall be located as far south as possible.
3. That a cross access ingress/egress easement be provided for lots 1 and 2.

Applicant agreed to revise the site plan to address stipulations stated above on February 9, 2010 at the Planning Commission hearing.