

PP-08-02/ FP-08-01: Soleil at Sage

Meadows —Preliminary/Final

For consideration by Metropolitan Planning Commission on May 13, 2008

Applicant/Agent: Owner: JG Properties, LLC
Developer: JG Properties, LLC
Engineer / Surveyor: Allen and Hoshall, Inc

Property: Location: Old Greensboro Hwy./351 and Sage Meadows Blvd.
Total Acres: 11.63 acres +/-
Common space 0.58 acres +/-
Proposed Lots: 65
Phase I 33 lots
Phase II 32 lots

Zoning:

District: C-3
Required Min. Lot Size: 8,000 sq. ft.
Min. Lot Width: 60 ft., Min. Lot Depth: 100 ft.
Proposed Min. Lot Size: 3118 sq. ft.
Proposed Max. Lot Size: 13494 sq. ft.
Special Conditions: N/A

Streets: Public (Proposed) Chalet Cove, Paris Circle, Soleil Dr.

Improvements: Right-Of-Way Width: 60 ft. (Drive) 50 ft. (Coves)
Pavement Width: 30 ft.
Water/Sanitary Sewerage: Public
Sidewalks: Approved in Final PUD 99-2

Other Departmental Reviews: Pending

History: Approved by MAPC as a Final Plat Case FPUD 99-2 on 2/8/00
The approval granted on previous plan The Village at Sage Meadows demonstrated sidewalks in which should be implemented into the current plan.

Findings:

The subdivision complies with all requirements for Preliminary Subdivision Plan approval with the exceptions noted below, 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 PUD/PD Residence District.
The Final PUD (99-2) plan approved on 2/8/00 differs from the current plan. The changes noted were lot configurations, open space has been reduced and not demonstrated as a park as in the previous plan. Also the new plan depicts relocation of the entrance, and the detention area has

been relocated with a reduction in size; this is due to the final engineering and the coordination with the existing site conditions.

CWL has expressed concerns in reference to the location of the open space and requested that it is be located further north. They were also seeking a 10'-20' sewer easement between lots 34, 35.

The Final PUD (99-2) approval had several stipulations placed on the development which were: 1) compliance with City Engineer comments contained in the Staff report 2) 6' privacy fencing along the east line of the development (not shown); 3) seeking the AHTD to widen the road and possibly install left turn lanes and signalization of the intersection; 4) installation of sidewalks along the street inside the development (not shown); 5) provide parking between the house and sidewalk not to interfere with sidewalks. All in favor 8-0

Any modifications or deviations will require MAPC approval since approval was granted.

A lot in Phase 1 D (abutting lot 20) has been since been replatted, vacated and cannot serve as an alternate access point.

MAPC is requested to approve the final/preliminary plat; however, staff has highlighted all minor variations for final compliance and review. Therefore, approval of the FDP, should be approved only with final compliance with all agency, department and satisfaction of stipulations of the preliminary plan and any additional conditions imposed by the MAPC.