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January 14, 2009

City of Jonesboro  
Honorable Planning Commission Members, and  
Planning Department Staff  
307 Vine Street  
Jonesboro, AR 72401

7 PAGES TOTAL

RE: Vineyard Development Group, LLC  
Our File Number: 108203

Dear Commission Members and Planning Staff:

Thank you for the opportunity to appear before you to discuss this proposal of the Planned Development with Mixed Uses. Below we have outlined a response to the staff comments, and have tried to address a few other items as well. We believe this is going to be a high quality development with sustainability over time.

The developers of the proposed RM-16 parcel are well seasoned, successful developers in many cities across the southeast that have very similar attributes, such as Gulf Shores, AL, Tyler, TX, Rustin, LA, Baton Rouge, LA, and Memphis, TN, among others. They have a proven track record to corroborate the statements they have made in regard to the construction materials to be used, the associated long-term maintenance, and security of the property. Their track record is illustrated in the book prepared. Some of the photographs illustrate developments that are as much as 16 to 20 years old. This is a very good illustration of the product these developers intend to bring to Jonesboro.

We wish to address below, the staff comments, as well as other concerns voiced during the MAPC meeting on Tuesday, 12/09/08.

**Conclusions and suggested conditions from the Staff Report:**

Summary of Staff Report comments:

- A) The proposed developers of the multi-family tract agree to conditions and comments 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 14, 15, and 18.

- B) The developers agree to these stipulations, however, clarification as illustrated below, is suggested as applicable to comments 13, 16, 17, 19, and 20.
- C) We respectfully request that comment 10 be amended to provide a zoning classification of RM-16 (as requested - calculated density could accommodate up to 312 units), with the stipulation to allow a maximum of 278 dwelling units, plus the accessory buildings and amenities.

Individual Conditions listed as they appear in the Staff Report:

- 1) Maximum building floor area shall not exceed 20% of the total lot area within the neighborhood commercial zone.  
**This condition is a part of the standards and specifications of the City of Jonesboro, and the condition shall be met as a part of the Final Plans.**
- 2) Minimum design standards shall be demonstrated by the developer as approved by MAPC and Council for all phases and shall be detailed as a part of the Final Development process.  
**That is a part of the standards and specifications of the City of Jonesboro. All plans will be prepared using good engineering practice, and the standards and specifications of the City of Jonesboro.**
- 3) That an alternative means of egress be provided to the mutli-family development area.  
**We agree to that condition, and have arrived at a solution to that request. The proposed secondary access is illustrated on the attached plan. It is proposed to be a non-exclusive easement for the right of entry for emergency services. For the residents, it will serve as a exit only situation.**
- 4) Conform to all stipulations and requirements of the City of Jonesboro Fire Marshall's office.  
**We agree to that stipulation in the interest of good design, and protection from fire of the investment by the developer.**
- 5) Indicate dumpster locations and screening on the Final Development Plans.  
**There is a proposed trash compactor indicated on the overall plan, which will be screened from view, but easily accessed by the trash collection trucks as well as the residents.**
- 6) That a lighting photometrics plan be provided as a part of the Final Development Plans process.  
**That is an acceptable condition, and we agree to provide that as a part of the Final Plans for the development.**
- 7) That a clearing limits plan be submitted prior to approval and prior to any tree removal or earth movement. Specifically approved common open space areas shall be delineated on the Final Development Plan denoting the total acreage (20% minimum).  
**Based upon the conceptual plan submitted, with all buildings and driving and parking areas excluded, the plan indicates an open space relationship in excess of 50%.**

- 8) Detailed specifications of the walking trails shall be provided and specifically delineated throughout the development plan. Pedestrian connectivity should be encouraged from the commercial to the residential uses by sidewalks.  
**The requested details will be included on the Final Development Plans.**
- 9) Ownership and maintenance details of all open space areas shall be demonstrated on the Final Development Plan, as approved by MAPC.  
**That is an applicable condition, and will be complied with.**
- 10) The maximum number of units shall be limited to 200 units, or as approved by the MAPC and Council.  
**Over the course of a thirty (plus) year track record, it has been empirically determined by the developer that a minimum number of units must be 278 for the economics of supporting the necessary maintenance, management, and security staffing needs. We respectfully request that the MAPC and Council consider the economics of the management and maintenance staff, or overhead, associated with the continuous tasks and duties associated with a development of this caliber. We respectfully request a maximum of 278 units be permitted. This represents development of 34 units less than allowed under the requested RM-16 Classification.**
- 11) That a signage plan be submitted as a part of the Final Development plan process. Off-premise billboards shall be prohibited.  
**The placement of adequate signage will be a necessary part of the development in order to properly direct the tenants to their desired destinations. Providing this plan will pose no problem with the developer. The developers agree to the stipulation of no off-premise billboards.**
- 12) That a final landscape plan including a full species schedule and screening be submitted as a part of the Final Development Plans.  
**A final landscaping plan is a required part of the applicable standards and specifications, and the developer intends to comply with those standards and specifications.**
- 13) Maximum building height be limited to 35 ft. in all zoning areas of the development.  
**The developer agrees to this condition, and the building height shall be determined by the definitions as provided. The building height shall be defined and calculated as the dimension from finished floor elevation to a point vertically centered between the eave of the building and the peak of the roof.**
- 14) All building setbacks shall be shown on the development plan for all structures.  
**This condition is a part of the standards and specifications of the City of Jonesboro, and the condition will be met as a part of the Final Plans. The setbacks shall be in compliance with the respective zoning classifications requested.**

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- 15) A complete parking schedule / calculation table shall be provided demonstrating compliance with the minimum required parking as well as location of all visitors parking associated with the multi-dwelling areas.  
**This condition is a part of the standards and specifications of the City of Jonesboro, and the condition will be met as a part of the Final Plans. The parking shall be in compliance with the respective zoning classifications requested.**
- 16) Applicant shall submit a time schedule of the various phases of the development (if construction is to extend beyond a two year period) to be approved by the Planning Commission.  
**Providing a proposed time-line of the proposed development poses no problems.**
- 17) Each completed phase shall contain the improved open space amenities as approved and no occupancy shall be permitted until all work performance has been properly implemented and approved by the Office of the Chief Building Inspector in coordination with all other departments and agencies.  
**The developer agrees to this condition, with the exception that the developer may be granted permission to occupy the clubhouse / common building for use as a temporary construction office, and / or management office prior to seeking occupancy of the dwelling units.**
- 18) All regulations and ordinances governing site grading, drainage, and redevelopment must be in compliance as required by the City Engineer.  
**This condition is a part of the standards and specifications of the City of Jonesboro, and the condition will be met as a part of the Final Plans. Any grading, drainage, and redevelopment shall be in compliance with the applicable regulations.**
- 19) Upon approval of the preliminary Plan and rezoning petition, the applicant shall immediately satisfy all subdivision and platting requirements of the associated tracts of land within this development.  
**This condition is in compliance with the desires and wishes of the developer. However, it should be considered and understood that the exterior boundaries of the respective tracts can be established. The remaining platting and subdivision of the land necessarily will follow with appropriate timing. For example, a design may be approved, and field conditions may dictate a field revision of a drainage pipe, or a sewer line, or a water line. The appropriate platting shall be completed prior to occupancy of any dwelling units, but should also be allowed the appropriate timing to reflect the as-built conditions of the development.**

- 20) The specific prohibited list as approved by MAPC shall be complied with in all respects by the applicant/developer.  
**This condition poses no problem with the current owners/applicants. It should be noted that in the future, if a lot or parcel has been sold, it shall be the responsibility of the seller to disclose the list of prohibited uses to a buyer. However, it shall not be the responsibility of the seller to enforce the uses of a subsequent owner.**

Additional points of interest that have been mentioned during the initial work session, that were not formerly addressed by the staff report:

- 1) Planning Commission requested more detailed information from the various departments of the City, specifically from the Police Department and Fire Department.  
**We were able to visit with both Police Chief Yates, and Fire Marshall Davenport. They are not opposed to this specific proposed development. Each and every residential unit is equipped with individual security alarms and monitor. In addition, all units have automatic fire sprinkler systems.**
- 2) Contact with City Water and Light:  
**We have contacted City Water and Light in regard to this proposed zoning request, and the proposed development in this area. As of this date, they have not fully evaluated this particular area. Therefore, the best plan for sewer and water service may not have yet been formulated. We have performed a sufficient level of surveying and site reconnaissance to determine it can be served by extensions of the existing lines into this area.**
- 3) Greenway areas:  
**As shown, the multifamily area contains approximately 55% open space, exclusive of all impervious surfaces, all of which will be landscaped. A formal landscaping plan will be incorporated into the plans that are submitted for site development approval.**
- 4) Traffic Study requested:  
**We have requested and received a proposal from Peters and Associates in regard to an updated study of this specific area. Due to the cost of study, the developers agree to conduct the study if the zoning is approved. Copies of the study will be provided with the submittal of the formal plans of the initial phase to be developed. Based upon the findings of the study, the developers plan to take the recommendations into account during the design phase.**

- 5) There was also a question posed regarding the level of participation by the developers.  
**In consideration that Christian Valley Drive has been a very good addition to the traffic situation in this part of town, it must also be remembered that all the land upon which Christian Valley Drive is situated, was donated by the owner of the Vineyard Development Group. Based upon the platted rights-of-way and easements in favor of the City, that was a total of approximately 4.81 acres. Based upon the appraised value from the appraisal conducted by the City, that translates into a donation to the City of \$129,870.00. In addition, a development of this caliber would bring in significant tax dollars, as well as employment for numerous people.**
- 6) **Public Streets:**  
**All of the streets indicated on the conceptual plan are intended to be public streets, constructed in accordance with the applicable standards and specifications of the City. For the requested C-4, and RS-4 areas, the developer reserves the right to revise the overall conceptual plan, while abiding by the standards of the zoning ordinance for the various zoning classifications.**  
**The intent of the developer is to closely adhere to the plan, as shown for the multifamily area.**
- 7) **Proposed Schedule of Development:**
  - A) **The initial development is intended to encompass the multi-family area, the C-3 portion of the overall tract, and a portion of the C-4 area within the proposal. Those are all tentatively scheduled to undergo the commencement of formal design within six months of the approval of the zoning request. In addition to those areas, the developer intends to extend the sewer lines to the south and east as far as the gravity sewer will allow, and extend the water lines along the entire frontage of Christian Valley Drive.**
  - B) **Development of the balance of the C-4 portion of the request is planned to be started within approximately eighteen months of the completion of the RM-16 portion of the request.**
  - C) **Development of the RS-4 area is planned for a little later, in order for the housing market to undergo some of the necessary correction needed. It is planned to begin in approximately four to five years of the completion of the RM-16 area.**

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Thank you for your time and attention. If you have any further questions, or if we may be of further assistance, please do not hesitate to contact our office at your convenience at the listings in the letterhead, above.

Respectfully,

*Civilogic*

A handwritten signature in black ink, appearing to read "George Hamman", written over the printed name.

George Hamman, PE, PS  
President