



# Memo

To: MAPC Members  
From: Otis T. Spriggs, Planning Dept.  
Date: November 7, 2007  
Re.: **Request for Planned Development Concept Review**  
Double Hill, Inc. Retirement Community - Peachtree Road

## Dear MAPC:

Attached is a conceptual plan for property located in the Northwest quadrant of the City. Mr. Hardy Little is requesting your **informal conceptual review** of the attached plans of which he is hoping to submit a formal application to the Commission in the very near future.

The recently adopted Planned Development Regulations can be found on the City's website <http://records.jonesboro.org/Technical%20Codes/Planned%20Development.pdf> for your information. The applicant anticipates a joint Annexation application to be submitted simultaneously with the rezoning application. This will lead also to the potential for a regional detention area which is greatly needed for that vicinity of the City.

### **The plan illustrates a mix of single family residential, duplex, fourplex's with the following details:**

Acreage in city-31.61 (Allows for Peachtree R/W)  
Potential acreage for annexation: 39.68  
Park: 1.73 acres  
Detention: +/- 3.13 acres  
Single family or duplex lots: 37  
Condominium lots: 20  
Four-plex units: 1<sup>st</sup> phase: 40=10 buildings  
Future phases: 60=15 buildings  
Assisted Living: 60 beds  
Possible future assisted living: 60 beds

**Applicant:** Hardy Little III-AIA, Little & Associates Architects  
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If you have any questions, please do not hesitate to contact me.

Thank you.