

Ritter Centre Commercial Subdivision

PP10-01 Preliminary

For consideration by Metropolitan Planning Commission on February 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 Creek 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

Other Departmental Reviews: Pending

Findings:

The subdivision complies with all requirements for Preliminary 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 states concerns about lots 1 and 2 as it appears 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.). We have also directed our attention to the increased volume of traffic, delays and accidents. A Shared driveway may create easier access from lot 1, 2 and 3 off of Browns Lane. The location of sidewalks along street Browns Lane should be considered as well as along the proposed city streets.