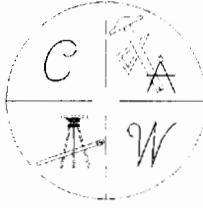


- **The bulk of the property to be rezoned is not located in a flood plain.**
 - ***See the attached map, which indicates that approximately 5 acres of the tract is located in a 100-year flood plain.***

- **RS-7 means a maximum of 5.6 lots per acre. Not seven.**
 - **The reason for the request for RS-7 is that RS-6 requires a minimum lot width of 65'. With RS-7, a lot width of 60' may be used.**

- ***See the attached photos of Lexee Dr. in Jonesboro. This neighborhood is representative of the lot widths and dimensions proposed for the Kathleen St. property.***
 - **In addition to the newer Lexee Dr. development, the older developments of Jonesboro, near W. Jefferson, W. Matthews, and W. Washington Streets share similar lot dimensions with the proposed RS-7 tract.**



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PMB 261

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June 18, 2007

Re: Coleman's Kathleen St. Rezoning Concerns

The amended zoning ordinance for the RS-7 classification for single family residential lots allows for a maximum of 7 lots per acre, however, when the 30' right of way for a street in front of the lot is added to the minimum lot depth only a maximum of 5.6 lots per acre can actually be developed.

The development will provide the extension of utilities to the north property line both along the existing street and the interior streets as needed and as each phase is constructed, bringing them closer to the neighboring community and making them more affordable to the individuals north and east of this property.

Sewer line – the existing sewer line is located approximately 135' south of the owner's property line and will be extended to the north property line at a depth to allow for future extension to Pacific Rd. as each phase is developed.

Water line – the existing water line is located along the existing street and will be extended to the north property line to allow future extension to Pacific Rd. and connect to the existing water line and improve water volume and pressure as each phase is developed.

Electric line – the existing electric line is located along the existing street and will be extended to the north property line and underground service will be installed in the interior streets.

CWL requires a developer/owner to provide utilities to be installed to their properties. CWL will own and maintain these utilities after acceptance by CWL. CWL will finance a project for individuals if the project exceeds \$50,000.00 and apply that cost to the monthly utility bill. CWL will not provide this financial assistance to developers.

The telephone, cable, and gas companies will extend services to the north property line of the development with the required construction costs paid by the developer. These utility companies will extend services to individual property owners if requested and if they are willing to pay the construction cost associated with the extension. If these utilities are determined to be economically feasible by the utility companies, then there will likely not be a charge.

This development will provide utilities closer to Pacific Rd. reducing the cost for the local owners if they desire to have these services. Also, the local owners can join the developer in the beginning and help to reduce the cost for utility improvements.

The MAPC will require review of the site plans for the property for each phase. It can also require restrictions on boundary buffering and screening, setbacks, school bus access, existing street widening, restrict the number of entrances on the existing street, etc. The engineering department will review the drainage plans for the development and impounding may be required to reduce storm water runoff.

The southwest 5 acres is the only portion that lies in the 100yr flood plain and all structures will be required to be constructed above any flood plain elevation.

