



PLANNING & ZONING DEPARTMENT



300 S. Church Street  
Jonesboro, AR 72401  
(870) 932-0406 Voice  
(870) 336-3036 Fax  
www.jonesboro.org

November 5, 2013

IVI Assessment Services, Inc.  
55 West Red Oak Lane  
White Plains, NY 10604

Re: Caraway Commons/Craighead Commons- P.U.D.  
Location: South Caraway Rd., Jonesboro, AR

To Whom This May Concern:

According to the zoning map for the City of Jonesboro, the subject property located at 3316 Caraway Commons Drive is situated within the C-3 Commercial (P.U.D.) Planned Unit Development District, which was approved for apartments per the Final Development Plan approved on September 14, 1999 by the Metropolitan Area Planning Commission.

The original Final Development Plan was approved under City of Jonesboro Title 14: Section 14.20.03 Overlay & Special Districts; (d.) Planned Unit Development (PUD) Districts; Guaranteed Completion, which has since been amended; the former regulations are as follows:

The originally approved final development plan illustrates that the total number of living units for Craighead Commons is 96, and 108 for Caraway Commons. Phase 1 of Craighead Commons appears to have commenced previously with 24 units now completed.

On October 7, 2013, the MAPC approved a modified Final Development Plan (attached) submitted by Cesar & Becky Islas to add 36 units (3-twelve-plexes) as shown on the attached approved site plan, subject to City Engineering requirements, Planning & Zoning and all applicable agency reviews at your convenience.



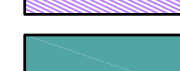
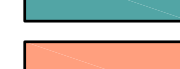
If you require any additional information on the process or deadline dates, please advise us at your convenience.

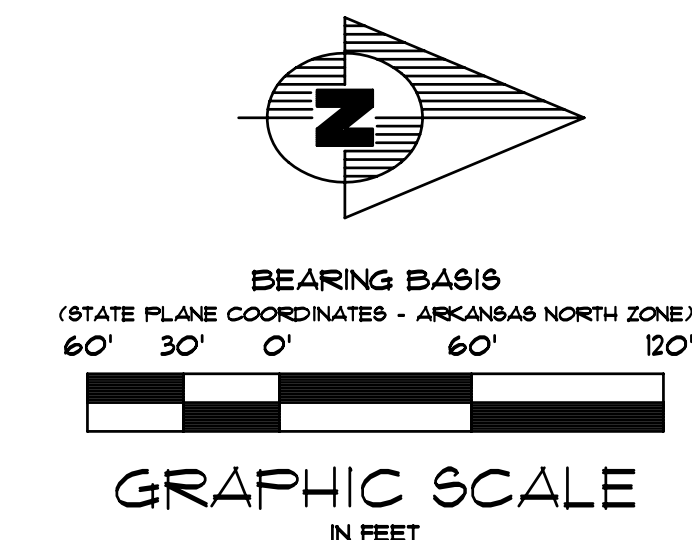
Sincerely,

A handwritten signature in black ink, appearing to read "Otis T. Spriggs".

Otis T. Spriggs  
Planning Director

LEGEND

-  BUILDING APPROVED FOR CARAWAY COMMONS - CONSTRUCTED IN 1999
-  BUILDING APPROVED FOR CRAIGHEAD COMMONS - CONSTRUCTED IN 1999
-  BUILDING APPROVED FOR CRAIGHEAD COMMONS - APPROVED IN 1999
-  BUILDING APPROVED FOR CRAIGHEAD COMMONS - APPROVED IN 2013



ASSOCIATED ENGINEERING AND TESTING, LLC  
CIVIL ENGINEERING, LAND SURVEYING AND MATERIALS TESTING  
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403  
PH: 810-932-3594 FAX: 810-935-1263

**SITE PLAN PRESENTATION  
CARAWAY COMMONS/CRAIGHEAD COMMONS  
PHASE 2  
JONESBORO, ARKANSAS**

REV	DATE	REVISIONS	DRAWN	CHK'D	SCALE	CHECKED	DATE	SHEET
			CCH		1" = 60'	KLS	09/24/13	1 OF 1

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# CARAWAY COMMONS

JONESBORO, ARKANSAS

## SCOPE OF PROJECT

3 - 1 BR 4 PLEX BLDG "A" - 12 FAMILY UNITS  
 3 - 2 BR 4 PLEX BLDG "B" - 12 FAMILY UNITS  
 21 - 3 BR 4 PLEX BLDG "C" - 84 FAMILY UNITS  
 108 TOTAL LIVING UNITS

27 RESIDENTIAL BUILDINGS  
 CLUBHOUSE WITH LEASING & MANAGEMENT  
 OFFICES, MAINTENANCE & COIN LAUNDRY  
 MAIL KIOSK

THE SITE DEVELOPMENT FEATURES OPEN SPACES WITH WALKING & JOGGING TRAILS IN THE INTERIOR OPEN SPACES AND ALONG THE PERIMETER OF THE SITE. EACH PLAYGROUND CONTAINS A KIDDIE SWING, A LARGE SWING, TRAPEZE BAR, TRAPEZE SWINGS, A MEDIUM SLIDE, A SMALL SLIDE & A CLIMBING JUNGLE.

216 TOTAL PARKING SPACES (5% HANDICAPPED)  
 204 TOTAL PARKING SPACES REQ'D BY ORDINANCE

# CRAIGHEAD COMMONS

JONESBORO, ARKANSAS

## SCOPE OF PROJECT

2 - 1 BR 12 PLEX BLDG "A" - 24 FAMILY UNITS  
 5 - 2 BR 12 PLEX BLDG "B" - 60 FAMILY UNITS  
 1 - 3 BR 12 PLEX BLDG "C" - 12 FAMILY UNITS  
 96 TOTAL LIVING UNITS

8 RESIDENTIAL BUILDINGS  
 CLUBHOUSE WITH LEASING & MANAGEMENT  
 OFFICES, MAINTENANCE & COIN LAUNDRY  
 MAIL KIOSK

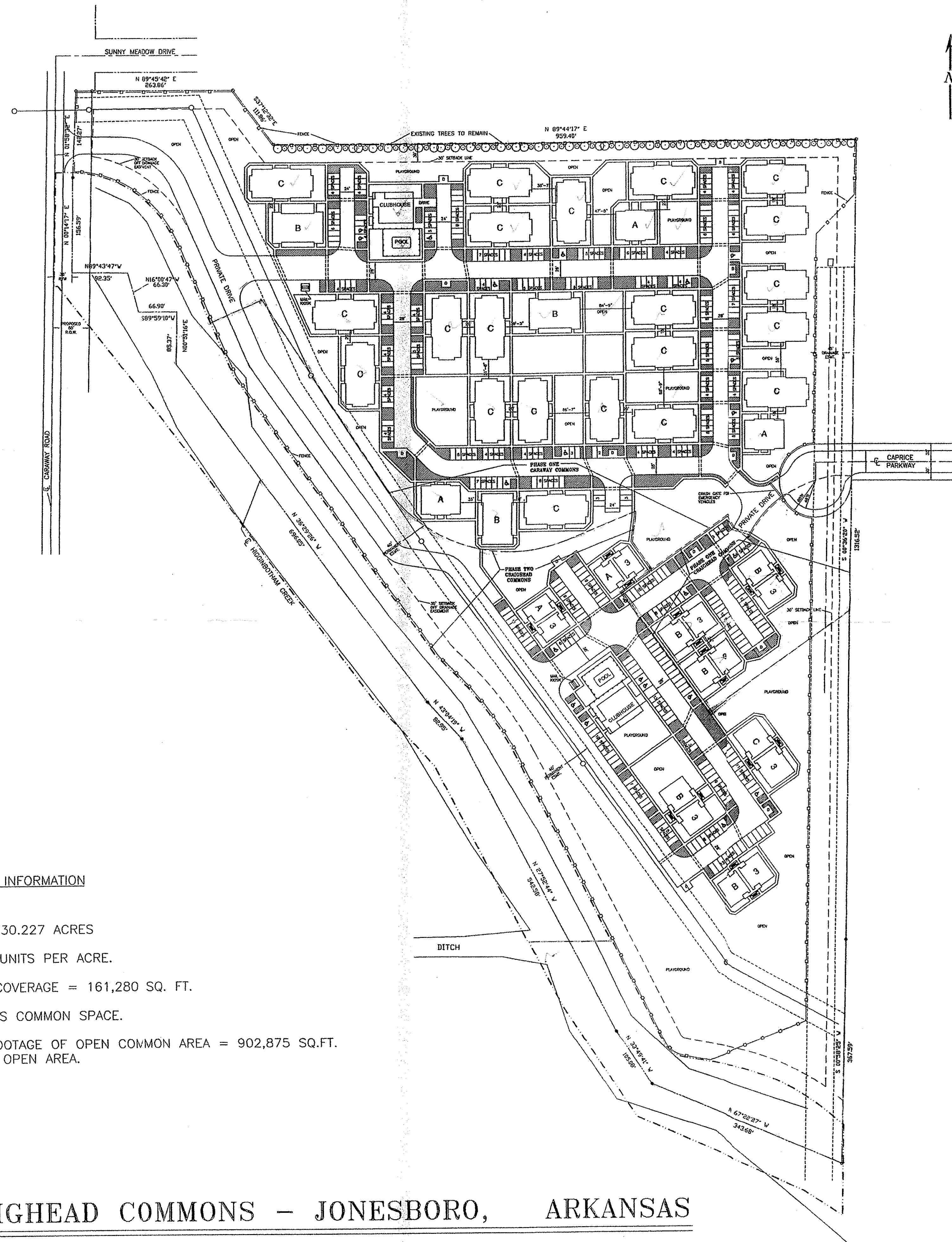
THE SITE DEVELOPMENT FEATURES OPEN SPACES WITH WALKING & JOGGING TRAILS IN THE INTERIOR OPEN SPACES AND ALONG THE PERIMETER OF THE SITE. EACH PLAYGROUND CONTAINS A KIDDIE SWING, A LARGE SWING, TRAPEZE BAR, TRAPEZE SWINGS, A MEDIUM SLIDE, A SMALL SLIDE & A CLIMBING JUNGLE.

184 TOTAL PARKING SPACES (5% HANDICAPPED)  
 180 TOTAL PARKING SPACES REQ'D BY ORDINANCE

LOWELL T. SHOEMAKER, AIA - ARCHITECT  
 350 JORDAN STREET SHREVEPORT, LA. 71101

### ADDITIONAL REQUIRED INFORMATION

1. SITE ACREAGE = 30.227 ACRES
2. DENSITY = 6.75 UNITS PER ACRE.
3. TOTAL BUILDING COVERAGE = 161,280 SQ. FT.
4. ALL OPEN AREA IS COMMON SPACE.
5. TOTAL SQUARE FOOTAGE OF OPEN COMMON AREA = 902,875 SQ.FT. PROVIDING 68.6% OPEN AREA.



# SITE PLAN - CARAWAY COMMONS & CRAIGHEAD COMMONS - JONESBORO, ARKANSAS

SCALE: 1" = 100'

OWNER

JONESBORO RIDGETOP 1998 L.P.  
 CRAIGHEAD COMMONS 1999 L.P.  
 6084 Apple Tree Dr. Suite 12  
 Memphis, Tennessee 38115

LOWELL T. SHOEMAKER, AIA - ARCHITECT

350 JORDAN STREET SHREVEPORT, LA. 71101  
 TELEPHONE (318) 425-8649

CARAWAY & CRAIGHEAD COMMONS

JONESBORO, ARKANSAS

PLAN NO.

DATE AUG.-1999

SHEET NO.

3

OF 16 SHEETS