



307 Vine Street
Jonesboro, AR 72401
(870) 932-0406 Voice
(870) 336-3036 Fax
www.jonesboro.org

January 30, 2009

Atty. Donald L. Parker, II
Wilcox Parker Hurst Lancaster & Lacy Law Firm
3000 Browns Lane
Jonesboro, AR 72403

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

Dear Mr. Parker:

According to 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 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:

...guaranteeing completion of the development plan for any single phase in a period to be specified by the commission, but which period shall not exceed five (5) years unless extended by the commission.

(b) Amendments to Final Development Plan. The final development plan as submitted and approved may be amended in accordance with the following procedure. Minor change may be authorized by the city planner in such cases where changes are required by engineering or other circumstances not foreseen at the time the final development plan was approved. No change authorized by the city planner under this section, however, may either increase the total area devoted to any and all nonresidential uses, or decrease the amount of area devoted to common open space or increase the total number of dwelling units located on any lot, block, or parcel as approved in the final development plan.

Notwithstanding any of these conditions, the city planner may not permit changes beyond the minimum or maximum requirements set forth in this chapter. All

other changes in the planned unit development, including changes in the site plan or the development schedule, must be made under the procedures that are applicable to the initial approval of a planned unit development.

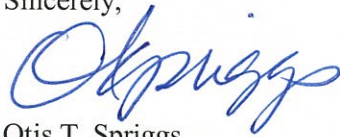
The approved final development plan illustrates that the total number of living units for Craighead Commons is 96, and 108 for Caraway Commons. Phase 1 of Craighead Commons appears to have commenced previously with 24 units now completed.

In order to complete the balance of the approved Final Development Plan, please refer to the Title 14 ordinance requirements above when determining your scope of work. For example, you may submit the final documents for MAPC review and approval subject to City Engineering requirements, Planning & Zoning and all applicable agency reviews at your convenience. The MAPC at that time will determine whether or not to extend the period of guaranteed completion and will also determine the magnitude of modifications as outlined above.

Our files indicate that the Caprice Parkway terminating into a cul-de-sac within the development was stipulated by the MAPC, but was restricted to the public at the wish of the management of the apartments. Our staff will most likely recommend alternative public access in the future, if the project is further developed in the future phased area. Please be mindful that future modifications asking for an increase in number of units may be interpreted as an entire rezoning request by MAPC.

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

Sincerely,



Otis T. Spriggs
Planning Director
City Jonesboro, AR

OTS/gc