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Memo

To: Metropolitan Area Planning Commission
From: Otis T. Spriggs, AICP - Planning Dept.
Date: January 7, 2016
Re.: Final Site Plan Review: Reserve at Hill Park Subdivision

Dear Commissioners:

George Hamman, of Civiologic, on behalf of Haag Brown Development request final MAPC approval of the Preliminary Site Plan for a proposed Office/Commercial Community located at Hill Park Subdivision off of Browns Lane in Jonesboro. This submittal is for the preliminary review by the MAPC for final development approval.

Summary: 11.11 Acres were approved as a Planned District Commercial, PD-C, a mixed planned office park that will traverse 38 acres multi-use Hill Park Development which is described to soon be the new home to Haag Brown Commercial, located northwest of Browns Lane and Windover Rd. The Preliminary Layout shows eleven (11) buildings totaling 41,300 sq. ft. of commercial space with walking trails, water features and open space amenities. The proposed development shall be in keeping with the previously approved zoning conditions for this PD-C site, as noted below with comments adopted by Council under Ordinance 15:047:

Conditions of Approval:

- 1) The proposed site shall satisfy all requirements of the city engineer and all requirements of the current stormwater drainage design manual and flood plain regulations. *Pending, currently under Engineering review and coordination.*
- 2) A final site development plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC, prior to any redevelopment of the property. *Pending.*
- 3) The property shall be developed under the PD-C district standards. *No issues.*
- 4) The 40' northern buffer shall be maintained along the most northern boundary abutting residential uses, with no habitable structures allowed; the 100' buffer depicted on the plat shall be maintained at the southwest corner of the property with no habitable structures permitted. *Satisfied.*
- 5) The permitted uses shall be limited to the following (*No Issues*):
 - A) Automated Teller Machine
 - B) Bank or Financial Institution
 - C) Medical Service / Office
 - D) Office / General
 - E) Utility / Minor
 - F) Restaurant / General
 - G) Retail / Service

The Commission is asked to approve the Preliminary Review of the Site Plan with any added conditions, subject to Staff coordination of Final Details, and also subject to the Final Site Development Plan Submission before the MAPC-prior to any issuance of Building or Development Permits.