

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – SP-10-42: The Links-Site Plan Review Only

Huntington Building - 900 W. Monroe

For Consideration by the Commission on March 9, 2010

REQUEST: To consider site plan approval of a parcel of land containing 15 acres more or less (653,400 sq. ft.+/-) for developing 240 additional units .

PURPOSE: Site Plan Review for more than 48 apartment units

APPLICANT Kim Fugitt, 1200 E. Joyce Blvd. Fayetteville AR 72703

OWNER: Links at Jonesboro, LLP 1200 E. Joyce Blvd. Fayetteville AR 72703

LOCATION: 3700 S. Caraway Rd. Jonesboro, AR

SITE DESCRIPTION: Tract Size 15 Acres (Approx. 653,400 +/- sq. ft.)

Frontage: NA/ Links Dr. is a private drive

Topography: Gently Sloping

Existing Dvlpmt: Wooded Lot

**SURROUNDING
CONDITIONS:**

ZONE

North: R-1

South: R-1

East: R-3

West: R-1

LAND USE

Cemetery

Single Family Residential

Existing Links Apartments

Single Family Residential

HISTORY: Ordinance 95:621 adopted on July, 1995 rezoning 78.49 acres to R-3 Multi-family residential. This request includes 15.0 acres of that total land previously rezoned.



Existing Aerial & Zoning Map

Findings:

The subject property is currently zoned R-3 High Density Residence. The applicant proposes to develop 240 additional units as phase II.

The Links at Jonesboro currently is situated on land zoned R-3 including a vacant tract that is 15.0 acres that has the potential to have an additional 240 units constructed 'as of right' without going through any rezoning process.

The developer has proposed to cluster the buildings on a total of 15.5 acres. Total proposed green space is: 6.7 acres (45%) Impervious area (apartments/buildings/parking/drives/walkways is: 8.3 acres (55%). Planning and Engineering Staff have reviewed the site plans recommends approval to Planning Commission for approval of the 240 units with the following stipulations:

1. Fencing details depicting screening should be implemented to the southwestern segment of the proposed plan as approved by the MAPC.
2. A lighting photometrics plan shall be submitted with the building permit application to ensure no lighting spillage onto abutting properties.
3. Any additional signage details shall also be submitted as part of the building permit application.
4. As required by the Engineering Department, the development must satisfy all requirements of the current Stormwater Drainage Design Manual.
5. City Water & Light has required the relocation of the water line and the power line relocation; sewer mains to be private ownership; plans for utilities must be approved by CWL prior to Arkansas Department of Health submittal.

Respectfully Submitted for Commission Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking west along Harrisburg Rd.



View Looking Northwest Towards Site



View looking West along Harrisburg Rd.



View looking South on Harrisburg



View Looking North



View Looking South towards Site



View looking North



View Looking West



View Looking South