

Otis Spriggs

From: Mark Nichols
Sent: Friday, April 05, 2013 11:37 AM
To: cookie_17_00_99@yahoo.com
Cc: Harold Perrin; LM Duncan; Craig Light; Otis Spriggs
Subject: RE: Rezoning of property along Ingels Road

Categories: Red Category

Mr. Cook,

I appreciate your comments and concern expressed in your below email. It is wise to consider the impact developments will have on our Cities infrastructure. It is my understanding the proposed development will include 180 units when you add the townhomes and duplexes together. In regard to traffic it should be taken into consideration that studies have shown Multi-Family developments generate fewer trips/unit verses single family residences by as much as 30%. Our initial study indicates during the (AM) peak hour (7:15-8:15) the 180 units will generate approximately 150 vehicle trips leaving the property. We estimate thirty percent of these vehicles will leave between 7:40 and 7:55. Taking this into consideration as well as Willow Rd. has an Average Daily Traffic volume of 2,300 vehicles, we do not anticipate this development will have a significant impact on traffic along Willow Road. If I can be of further assistance please advise.

Sincerely,

Mark A. Nichols, P.E.
Traffic Operations Engineer
Engineering Department
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From: Harold Perrin
Sent: Friday, March 29, 2013 5:18 PM
To: Phillip cook
Cc: Mark Nichols
Subject: RE: Rezoning of property along Ingels Road

Phillip Thanks for your note. I will have Mark Nichols our Traffic Engineer review this and we will get back with you.

From: Phillip cook [mailto:cookie_17_00_99@yahoo.com]
Sent: Friday, March 29, 2013 12:28 PM
To: Harold Perrin; Charles Frierson; Ann Williams; geneVance@vanceconstructionsolutions.com;



chrismooreplumbing@yahoo.com; clgrehbman@yahoo.com; jwstreet@sbcglobal.com; Darrel Dover; Tim McCall; johnson3@suddenlink.net; Rennell Woods Contact; mikefears@suddenlink.com

Subject: Rezoning of property along Ingels Road

I know you are aware of the fact that the MAPC has given their approval to go ahead with the rezoning of the property along Ingels Road at the end of Keely and Lexee Drives.

It was pointed out by the people that live in this area that the present infrastructure is not adequate to handle this increase in traffic. There would only be one access onto Ingels Road from that area. Proponents of the apartments have predicted traffic from this development would try to avoid the cluster of cars along Richardson and Colony Drives, by taking Willow Road, thus dumping the traffic into the Nettleton school area. How will this be monitored to make sure that is the access route that is being utilized.

The street dept., or whoever is responsible for such matters, needs to make an automobile count on the following overpasses, Willow Road, Stadium Blvd., Caraway Road, Harrisburg Road, Southwest Drive as well as Richardson Drive and Colony Drive. It was pointed out at the meeting that these overpasses have one thing in common--large apartment complexes Stadium and Caraway also have Southside softball complex and Fox Meadow School. The Jonesboro Sun dated March 13, 2013, Sect. A1 & A2 gives more details about the number of people that signed the petition opposing this proposal. This proposal was tabled two times for problems that were not even considered by the proponents, until the people protested..

I pray that you, the city council would consider these problems, at least until the infrastructure has been corrected. Also please listen to wishes of We The People, and not to the minority of the appointed, not elected, MAPC>

Thank You
God Bless
Phillip Cook
Ward 6