



**Preliminary Subdivision: Brody Reed Estates**

For consideration by Metropolitan Planning Commission on August 28, 2018.

**Applicant/Agent/ Owner:** Brandon Holmes of Hammerhead Development

*Engineer:* Associated Engineering, LLC

*Surveyor:* Associated Engineering, LLC

**Property Location:**

*Total Acres:* 26.87

*Proposed Lots:* 80

**Zoning:**

*District:* R-1

*Required Min. Lot Size:* 8,000 sq. ft., Min. Lot Width: 60 ft., Min. Lot Depth: 100 ft.

*Proposed Min. Lot Size:* 0.172 acres, 7,469 sq. ft.

*Proposed Max. Lot Size:* 0.617 acres, 26,888 sq. ft.

*Special Conditions:* N/A

*Water/Sanitary Sewerage:* Public

*Sidewalks:* None

*Public Streets:* Elizabeth Lane, Brody Drive, Brody Court, Tawn Drive and Reed Drive

*Compliance with Address Policy:* N/A

**Other Departmental Reviews:** Pending

**Findings:**

The subdivision complies with all requirements for Preliminary Subdivision Plan approval, Chapter 113, Subdivisions of the City of Jonesboro, Code of Ordinances.

The preliminary plan complies with the purposes, standards and criteria for subdivision design and site protection. Setbacks and minimum square footage requirements are properly depicted and satisfied by the applicant as required in the R-1 Residence District.