

**Preliminary Subdivision: Ponderosa Pointe Subdivision**

For consideration by Metropolitan Planning Commission on December 10, 2024.

**Applicant/Agent/ Owner:** Crafton Tull

*Engineer:* Crafton Tull

*Surveyor:* Crafton Tull

**Property Location:**

*Total Acres:* 70.05

*Proposed Lots:* 67

**Zoning:**

*District:* R-1, Single-family medium density district

*Required Min. R-1 - Lot Size:* 8,000 sq. ft., Min. Lot Width: 60 ft.

*Proposed Min. Lot Size:* 0.71 Acres

*Proposed Max. Lot Size:* 2.23 Acres

*Special Conditions:* N/A

*Water/Sanitary Sewerage:* Public

*Sidewalks:* Required

*Public Streets:* Riviera Drive, Elly Place, Everleigh Court, Easton Yard, Isabella Drive, Emeri Cove, & Chandler Cove

*Compliance with Address Policy:* Pending

**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, Single-family residential district.