



## **FP 11-06: Hill Park Addition-Final**

For consideration by Metropolitan Planning Commission on June 14, 2011

**Applicant/Agent/ Owner:** Scott Hill  
Engineer / Surveyor: Haywood, Kenward and Bare

### **Property Location:**

Total Acres: 16.96 acres +/- / (629,818.18 sq. ft.)  
Proposed Lots: 16 buildable lots (17 including 0.59 acres Drainage Easement)

### **Zoning:**

District: C-3 L.U.O.  
Required Min. Lot Size: 8,000 sq. ft., Min. Lot Width: 60 ft., Min. Lot Depth: 100 ft.  
Proposed Min. Lot Size: 0.47 acres 20,473.70 sq. ft.  
Proposed Max. Lot Size: 3.12 acres 135,702.86 sq. ft.  
Special Conditions: N/A

Proposed Streets: Ritter Dr., Hill Park Dr. /Existing to the South Mayfield Dr. (Public)  
Improvements: Right-Of-Way Width: 60 ft.  
Pavement Width: 30 ft.  
Water/Sanitary Sewerage: Public  
Sidewalks: None  
Compliance with Address Policy: Yes

**Other Departmental Reviews:** Pending

### **Findings:**

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

The final 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 C-3 L.U.O. Commercial District. No driveway access requested nor allowed for lots 1, 9, and 10 off of Brown's Lane. Interior sidewalks would enhance this project and provide walkability once additional businesses locate on this 16.69 acre tract; the applicant has not indicated any future sidewalks.