



PP: 13:09 Preliminary Subdivision: Gabriel Crossing

For consideration by Metropolitan Planning Commission on May 14, 2013

Applicant/Agent/ Owner: Morris-Kidd, LLC

Engineer: Carlos Wood

Surveyor: H & S Hime Professional Surveying Services

Property Location: Near southeast corner of Airport Rd. and Prospect Rd.

Total Acres: 10.69

Proposed Lots: 37 lots

Zoning:

District: R-1 Single Family

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

Proposed Min. Lot Size: 0.18 acres 7,888.4 sq. ft.

Proposed Max. Lot Size: 0.48 acres 28,962.8 sq. ft.

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: None

Public Streets: Remington Drive, Gabriel Court

Compliance with Address Policy: Yes

Other Departmental Reviews: No Pending Issues Noted.

Findings:

The subdivision complies with the applicable 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. Lot minimum square footage requirements are properly depicted and required setbacks can be accommodated which will satisfy the requirements for R-1 Residence District.