

# **PP:08-01/FP: 08-02 BROOKSTONE SUBDIVISION- Preliminary & Final**

For consideration by Metropolitan Planning Commission on April 13, 2008

**Applicant/Agent:** Owner: Jim Abel  
Developer: Jim Abel  
Engineer / Surveyor: Haywood, Kenward, Bare & Associates, Inc.

**Property:** Location: Off Hunter's Ridge  
Total Acres: 3.85 acres +/-  
Proposed Lots: 16

**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: 8,125 sq. ft.  
Proposed Max. Lot Size 9,750 sq. ft.  
Special Conditions: N/A

Streets: Proposed continuation of Silverstone Drive and Copperstone Dr. at beginning of Phase 1 of the same subdivision. The developer is installing 200' additional feet of street to the north of the existing extent. The Engineering Department has been reviewing the construction coordination plans.

**Improvements:** Right-Of-Way Width: 60 ft.  
Pavement Width: 30 ft.  
Water/Sanitary Sewerage: Public  
Sidewalks: None

**Other Departmental Reviews:** Pending

**Findings:**

The subdivision complies with all requirements for Preliminary Subdivision Plan approval, Title/Section 15 of the City of Jonesboro, Zoning Ordinance.

The applicant is requesting a dual motion/approval of the preliminary and final subdivision plan which must comply 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.