

Preliminary Subdivision: Twin Oaks Reserve

For consideration by Metropolitan Planning Commission on April 23, 2024.

Applicant: Brandon Wood

Owner: Chris Futrell

Engineer: Brandon Wood

Surveyor: Brandon Wood

Property Location: South of Jaxon Drive / West of Culberhouse Street

Total Acres: 17.2

Proposed Lots: 15

Zoning:

District: C-4 LUO & C-3 LUO, neighborhood commercial district & general commercial district

Required Min. C-4 - Lot Size: 6,500 sq. ft., Min. Lot Width: 50 ft.

Proposed Min. Lot Size: 0.48 acres

Proposed Max. Lot Size: 2.92 acres

Required Min. C-3 - Lot Size: 6,500 sq. ft., Min. Lot Width: 50 ft.

Proposed Min. Lot Size: 0.47 acres

Proposed Max. Lot Size: 1.302 acres

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: Required

Public Streets: Southern Ridge Blvd & Jaxon Ln

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 C-4 LUO & C-3 LUO commercial districts.