

**Preliminary Subdivision: Lake Pointe Estates Phase 3**

For consideration by Metropolitan Planning Commission on November 14, 2023.

**Applicant/Agent/ Owner:** Mark Morris Homes

*Engineer:* Mark Morris

*Surveyor:* H&S Hime Professional Surveying

**Property Location:**

*Total Acres:* 11.52

*Proposed Lots:* 22

**Zoning:**

*District:* R-1, Single-family residential district

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

*Proposed Min. Lot Size:* 0.31 acres – 13,500 sq. ft.

*Proposed Max. Lot Size:* 0.57 acres – 24,718 sq. ft.

*Special Conditions:* N/A

*Water/Sanitary Sewerage:* Public

*Sidewalks:* Required

*Public Streets:* Laguna Drive and Lake Pointe Lane

*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.