



Preliminary Subdivision: Southbound Subdivision, Phase III

For consideration by Metropolitan Planning Commission on June 28th, 2022.

Applicant/Agent/ Owner: Fisher Arnold

Engineer: Fisher Arnold

Surveyor: Ridge Surveying & Consulting PLLC

Property Location:

Total Acres: 1.89

Proposed Lots: 7

Zoning:

District: R-1, Single-Family Medium Density & R-2 – Multi-Family Low Density

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

R-2 - Lot Size: 6,000 sq. ft., Min. Lot Width: 50 ft.

Proposed Min. Lot Size: 0.22 acres – 9,778 sq. ft.

Proposed Max. Lot Size: 0.47 acres – 20,257 sq. ft.

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: Sidewalks aren't included on site plan.

Public Streets: Dr. MLK Jr. Drive and Pacific Road

Compliance with Address Policy: In progress

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 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 Medium Density & R-2 – Multi-Family Low Density Districts; minimum 6,000 sq. ft. lot required.