



PP 10-04: Briars Subdivision

2nd Addition- Preliminary

For consideration by Metropolitan Planning Commission on July 13, 2010

Applicant/Agent: Owner: Robin Nix
Developer: Nix Development Cooperation
Engineer / Surveyor: Kelly Panneck (Engineer), Associated Engineering & Testing, LLC (Surveyor)

Property: Location: North Windover Rd., proposed intersection of Arrowhead Dr. & Lombardy Dr., North of Briars 1st Addition.

Total Acres: 14.41 acres +/-
Proposed Lots: 27 (Lots 1-27)

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: 13,878 sq. ft.
Proposed Max. Lot Size 40,917 sq. ft.
Special Conditions: N/A

Proposed Streets: (Public) Wildwood Lane (extended)
Improvements: Right-Of-Way Width: 60 ft.
Pavement Width: 30 ft.
Water/Sanitary Sewerage: Public
Sidewalks: None
Drainage and Utility Easements depicted on plans.
Bill of Assurance is attached.

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 final 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 Residence District. A possible stub-street may be needed to allow for connectivity to the north.