



FP 13-01: Final Subdivision-Southbend Subdivision Phase 4

For consideration by Metropolitan Planning Commission on May 14, 2013

Applicant/Agent/ Owner: H&W Construction LLC.

Engineer / Surveyor: McAlister Engineering

Property Location: Harrisburg Road/Hwy. 163 & Hollow Creek Lane/Viney Creek Lane

Total Acres: 5.93 acres +/- (258,370 sq. ft.)

Proposed Lots: 14

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: 0.22 acres 9,464 sq. ft.

Proposed Max. Lot Size: 0.48 acres 21,077 sq. ft.

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: None

Public Streets: Harrisburg Road/Hwy

Compliance with Address Policy: Yes

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 Residence District.

The right-of-way (R.O.W.) requirement on Harrisburg Rd./ Hwy. 1-B on the Master Street Plan is 100 ft. (acceptable); 120 ft. (preferred). The developer should modify the plan to reflect at minimum a R.O.W. of 100 ft.