

PP-07-02: Sloan Lake Estates-Preliminary

For consideration by Metropolitan Planning Commission on August 14, 2007

FP-07-05: Sloan Lake Estates-Final

For consideration by Metropolitan Planning Commission on August 14, 2007

Applicant/Agent: Owner: John Sloan

Developer: John Sloan

Engineer / Surveyor: Patrick W. Lemley, Associated Engineering and Testing, LLC

Property: Location: South of Casey Springs Rd. and East of Strawfloor Dr.

Total Acres: 52.99 acres +/-

Common space 16.67 acres +/-

Proposed Lots: 58

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: 10,068 sq. ft.

Proposed Max. Lot Size: 47,012 sq. ft.

Special Conditions: N/A

Streets: Public (**Proposed**) **Sloan Lake Dr., Lakeview Cove, Old Pond Cove, Sloan Lake Cove, Lake Side Cove**

Improvements: Right-Of-Way Width: 60 ft. (Drive) 50 ft. (Coves)

Pavement Width: 30 ft.

Water/Sanitary Sewerage: Public

Sidewalks: None

Other Departmental Reviews: Pending

Findings:

The subdivision complies with all requirements for Preliminary Subdivision Plan approval, Title/Section 15 of the City of Jonesboro, Zoning Ordinance.

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 development plan illustrates Strawfloor Rd. as an interior scenic/greenway route. Staff supports this concept however maintenance of existing tree lines will be a challenge for the City Parks Department. Details of the process for abandonment will have to be completed through Council action.

The future creation of a Casey Springs arterial will be extremely beneficial to helping with potential traffic concerns as formerly voiced by abutting property owners. The City administration is currently initiating the future potential and possibility of a west connector to either Parker Rd. or the Washington Ave. interchange.

Please see attached judgment for details on the Judge David N. Laser Default Judgment. MAPC is ordered to approve the preliminary plat, however, staff questions the completeness of FDP submittal and final compliance and review. Therefore, the FDP, should not be approved prior to final compliance with all agency, department and satisfaction of stipulations of the preliminary plan..