



**Preliminary Subdivision: Harrison Hills Phase 2**

For consideration by Metropolitan Planning Commission on October 25th, 2022.

**Applicant/Agent/ Owner:** McAlister Engineering

*Engineer:* McAlister Engineering

*Surveyor:* McAlister Engineering

**Property Location:**

*Total Acres:* 3.73

*Proposed Lots:* 11

**Zoning:**

*District:* R-1, Single-Family Medium Density

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

*Proposed Min. Lot Size:* 0.22 acres – 9,600 sq. ft.

*Proposed Max. Lot Size:* 0.59 acres – 25,590 sq. ft.

*Special Conditions:* N/A

*Water/Sanitary Sewerage:* Public

*Sidewalks:* Sidewalks aren't included on site plan.

*Public Streets:* Rolling Hills Drive & Serenity Hills Drive

*Compliance with Address Policy:* In progress

**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 Medium Density District; minimum 8,000 sq. ft. lot required.