



Final Subdivision: Southbound Subdivision

For consideration by Metropolitan Planning Commission on October 7, 2013

Applicant/Agent/ Owner: Stephen Southard,

Owner Surveyor: TraLan Engineer Co. requests MAPC approval of a Final Subdivision- Southbound Subdivision located on Property is currently zoned R-2 Low Density Multi-Family and RM-12 L.U.O. Multi-Family.

Property Location: Commerce Drive, North of Rees Road.

Total Acres: Total acreage 3.12 acres

Proposed Lots: 9 lots.

Zoning:

District: R-2; RM 12 LUO

Required Min. Lot Size: 3600 sq. ft. per unit. (50'X100') min. lot size. Min. Lot width in RM-12= 80 ft.

Proposed Min. Lot Size: 0.27 acres, 11,618 sq. ft.

Proposed Max. Lot Size: 0.46 acres 20,209 sq. ft.

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: None

Public Streets: Commerce Drive, Rees Road

Compliance with Address Policy: Unknown

Other Departmental Reviews: No Pending Issues

Findings:

The subdivision complies with all requirements for Preliminary 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-2 Residential District. Staff feels that the R-2 district does not lend itself to good planning design because of the *1- structure limit* per lot regulation. The lot width requirements of the RM-12 LUO are not met at the required 80 ft. width. (3,630 sq/ft. per unit required on each lot; Min. Side setback of 15 ft. required).