



PP 13-09 Preliminary Subdivision: The Villas at Sage Phase 2

For consideration by Metropolitan Planning Commission on July 9, 2013

Applicant/Agent/ Owner: Jim Abel

Engineer: Wood Engineering

Surveyor: Adamson Surveying

Property Location: East of the intersection of Clubhouse Drive & Villa Drive

Total Acres:

Proposed Lots: 14

Zoning:

District: R-3

Required Min. Lot Size: 6,000 sq. ft., Min. Lot Width: 50 ft., Min. Lot Depth: 100 ft.

Proposed Min. Lot Size: 0.16 acres 7,130.30 sq. ft.

Proposed Max. Lot Size: 0.40 acres 17,640.04 sq. ft.

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: None

Public Streets: Villa Cove

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-3 Residence District.