



## **PP 14-04 Preliminary Subdivision: Jamestown Manor Phase IV**

For consideration by Metropolitan Planning Commission on April 22, 2014

**Applicant/Agent/ Owner:** Nix Development, LLC

Engineer: Tralan Engineering

Surveyor: Kevin L. Scape, P.S.

**Property Location:** North of Phase II of Jamestown Manor Subdivision and Williamsburg Dr.

Total Acres: 9.37

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: 0.40 acres, 17,504 sq. ft.

Proposed Max. Lot Size: 1.61 acres 70,200 sq. ft.

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: None

Public Streets: Fredricksburg Dr. and Addison Cv.

Compliance with Address Policy: N/A

**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.