



## **FP 15-13: Merrell Estates Phase 4 Subdivision - Final**

For consideration by Metropolitan Planning Commission on September 8, 2015.

**Applicant/Agent/ Owner:** Merrell Estates, LLC  
Engineer / Surveyor: Carlos Wood/H&S Himes Professional Surveying

**Property Location:** North of Southwest Dr (Hwy 49), West of Merrell Estates Phase 1

Total Acres: 10.6 acres, Proposed Lots: 30 lots

### **Zoning:**

District: R-1

Required Min. Lot Size: 8,000 sq. ft., Min. Lot Width: 60 ft., Min. Lot Depth: 100 ft.

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: None

Compliance with Address Policy: N/A

**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 Residence District.