

The Villas @ Sage Meadows Subdivision- Preliminary

For consideration by Metropolitan Planning Commission on November 13, 2007

Applicant/Agent: Owner: Tri-State Development, LLC
Developer: Tri-State Development, LLC
Engineer / Surveyor: Associated Engineering

Property: Location: Sage Meadows
Total Acres: 5.31 acres +/-
Proposed Lots: 21
-Two detention areas

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: 5,999 sq. ft.
Proposed Max. Lot Size: 9,059 sq. ft.
Special Conditions: N/A

Streets: Public, Villa Drive

Improvements: Right-Of-Way Width: 60 ft.
Pavement Width: 60 ft.
Water/Sanitary Sewerage: Public
Sidewalks: None

Other Departmental Reviews: Pending

Findings:

Lot 1 does not conform to the required standards of R-3
(min. 6,000 square feet)

The subdivision complies with all requirements for Preliminary Subdivision Plan approval, Title/Section 15 of the City of Jonesboro, Zoning Ordinance.

The preliminary plan complies with the purposes, standards and criteria for subdivision design and site protection with exception of lot 1. Setbacks and minimum square footage requirements are properly depicted and satisfied by the applicant as required in the R-3 Residence District.