



## **PP 15-04 Preliminary Subdivision: Prospect Farms Phase 3**

For consideration by Metropolitan Planning Commission on April 14, 2015

**Applicant/Agent/ Owner:** P & J Development  
Engineer: Associated Engineering and Testing, LLC.  
Surveyor: Kevin L. Scrape

**Property Location:** Aggie Road and Old Paragould Hwy  
Total Acres: 6.73  
Proposed Lots: 22

### **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: 0.19 acres, 8,296 sq. ft.  
Proposed Max. Lot Size: 0.30 acres 13,205 sq. ft.  
Special Conditions: N/A  
Water/Sanitary Sewerage: Public  
Sidewalks: None  
Public Streets: Not named at this time.  
Compliance with Address Policy: Will address when final.

**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.