

Final Subdivision: The Orchard Phase 2

For consideration by Metropolitan Planning Commission on October 14, 2025

Applicant/Agent/ Owner: Mark Morris

Engineer: Mark Morris

Surveyor: H & S HIME Professional Surveying Services

Property Location: Southwest quarter of section 4, Township 13 North, Range 4 East.

Craighead County, Arkansas

Total Acres: 23.10 Acres

Proposed Lots: 61

Zoning:

District: R1, Single Family Residential

Proposed Min. Lot Size: 0.17 acres – 7380 sq. ft.

Proposed Max. Lot Size: 0.38 acres – 16,536.81 sq. ft.

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: Yes

Public Streets: Orchard Pass, Scarlet Oak, Hidden Grove CV, Scarlett Oak

Compliance with Address Policy: Pending

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 final 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, single family residential district.