



## **PP 14-07: Harrison Hills Subdivision -Preliminary**

For consideration by Metropolitan Planning Commission on August 12, 2014

**Applicant/Agent/ Owner:** Bob Harrison  
Engineer / Surveyor: McAllister Engineering, Jonesboro AR

**Property Location:** :Located on Neely Ln. at Neely Road  
Total Acres: 14.43 acres, Proposed Lots: 48  
Total acreage - 14.87 ac  
Phase 1 - 10.78 ac; Phase 2 - 4.09 ac

**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: 9,600 sq.ft.

Proposed Max. Lot Size: 26,457 sq. ft. (less proposed abandoned acreage)

**Lots 12 & Lot 6 are affected by a future potential abandonment. Staff received statements from existing property owners who are both objecting to any abandonments in the area.**

\*Drainage Easement Maintenance agreement may be required.

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: None

Public Streets: Yes, Existing Platted street names: South Carmel Blvd., North Carmel Blvd., Stevies Lane, Eva Court, Cross St., Jessie Drive, Rubens Rd., and Ginny Glen.

Aplicant is requesting Street name Changes: Rolling Hills Drive, Harrison Hills Dr. Staff received abutting property owner objections on both renaming.

Compliance with Address Policy: Pending

**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. Coordination of the street improvements within Phase 2 may be an issue, if abutting property owners refuse to participate in the subdivision completion. One/half street improvements could be required as a result.