

**Preliminary Subdivision: Windshor Landing Phase IX**

For consideration by Metropolitan Planning Commission on March 24, 2026

**Applicant:** Papi Investment LLC and Island Construction Inc

*Engineer:* McAlister Engineering

*Surveyor:* McAlister Engineering

**Property Location:** A part of northeast quarter of section 1, Township 14 North Range 04 East.

*Proposed Lots:* 12

**Zoning:**

*District:* R-1, Single Family Residential

*Required Min. R-1- Lot Size:* 8000 sq. ft.

*Proposed Min. Lot Size:* 0.21 acres

*Proposed Max. Lot Size:* 0.40 acres

*Special Conditions:* N/A

*Water/Sanitary Sewerage:* Public

*Sidewalks:* Required

*Public Streets:* Clinton School Rd, Spencer Dr, Plymouth St, Whitecliff Dr

**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, Single family residential district.