

Preliminary Subdivision: Pacific Grove Subdivision Phase 3

For consideration by Metropolitan Planning Commission on July 23, 2024.

Applicant/Agent/ Owner: Mark Morris Homes

Engineer: Mark Morris

Surveyor: H&S Hime Professional Surveying

Property Location:

Total Acres: 29.4

Proposed Lots: 76

Zoning:

District: R-1, Single-family medium density district

Required Min. R-1 - Lot Size: 8,000 sq. ft., Min. Lot Width: 60 ft.

Proposed Min. Lot Size: 0.18 acres – 8,009 sq. ft.

Proposed Max. Lot Size: 0.53 acres – 23,012 sq. ft.

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: Required

Public Streets: Mariposa Grove Drive, Hemlock Grove Drive, Alder Grove Drive, Firwood Cove, Douglas Cove, & Juniper Grove Drive

Compliance with Address Policy: In Progress

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.