

# **CRAIGHILLS SEVENTH ADDITION, PHASE II – Preliminary**

For consideration by Metropolitan Planning Commission on January 13, 2009

**Applicant/Agent:** Owner: PDW Properties, LLC  
Developer: PDW Properties  
Engineer/Surveyor: Haywood, Kenward, Bare & Associates

**Property Location:** The location of this property is described as being north of Craighead Forest Road, west of Harrisburg Road, east of Forest Hill Road and south of Russell Hill Drive. The site is further described as being a portion of the former Craighills Golf Course.

Total Acres: 17.81 acres +/-  
Proposed Lots: 28

## **Zoning:**

District: R-2  
Required Min. Lot Width: 50 ft.  
Required Min. Lot Depth: 100 ft.  
Proposed Min. Lot Size: 10,800 sq. ft.  
Proposed Max. Lot Size: 24,871 sq. ft.  
Special Conditions: N/A

Streets: Extension of Blair Cove, Sydney Cove, Bekah Drive,  
New Streets: Fonda Drive, Dena Jo Drive, Makala Lane (extended)

**Improvements:** Right-of-way: 60 ft.  
Pavement Width: 30 ft.  
Water/Sanitary Sewerage: Public  
Sidewalks: None

**Other Departmental Reviews:** Pending

## **Findings:**

The subdivision complies with all requirements for Preliminary Subdivision Plan approval, Title/Section 15 of the City of Jonesboro, Zoning Ordinance. 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-2 Multi-Family Low Density District.

Note: That lots 4R, 5R, 6R, 11R, 12R, and 13 R are being replatted to accommodate the looped right of way connection to the east (Sydney Cove, Fonda Jo Dr., Blair Cove). Planning and Engineering Staff has no objection to this modification.