



FP 11-08: Merrell Estates Phase II-Final

For consideration by Metropolitan Planning Commission on June 14, 2011

Applicant/Agent/ Owner: Mark Morris
Engineer / Surveyor: Carlos Wood/HKB

Property Location: Hwy. 49S to north terminus of Adam Dr.
Total Acres: 7.60 acres +/- / (257,899.62 sq. ft.)
Proposed Lots: 25

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: 0.19 acres 8,802.99 sq. ft.
Proposed Max. Lot Size: 0.33 acres 14,588.85 sq. ft.
Special Conditions: N/A

Proposed Streets: Merrell Dr. and Cove, Adam Dr. (Public)
Improvements: Right-Of-Way Width: 60 ft.
Pavement Width: Merrell Dr., Adam Dr. 30' / Merrell Cove 25' Radius 60'
Water/Sanitary Sewerage: Public
Sidewalks: None
Compliance with Address Policy: Yes

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 Residence District.