



FP 14- 14: Harrison Hills Subdivision-Phase 1 –Final Report

For consideration by Metropolitan Planning Commission on August 26, 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: **35 of 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)

Previous references to potential street abandonments have been removed from Phase 1, as noted in the Preliminary approval.

*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.

Applicant 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 of the previous Preliminary 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.