

Preliminary Subdivision: Pacific Landing Phase 1

For consideration by Metropolitan Planning Commission on June 10, 2025.

Applicant: Fisher Arnold

Engineer: Fisher Arnold

Surveyor: Ridge Surveying & Consulting PLLC

Property Location: Pacific Road and Kathleen Street

Proposed Lots: 105

Zoning:

District: R-1, single family medium density

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

Proposed Min. Lot Size: 0.18 acres

Proposed Max. Lot Size: 3.22 acres (detention pond)

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: Required

Public Streets: Michah Cove, Emma Lane, Thatcher Drive, Mary Grace Drive, Parker Quinn Drive & Sophie Lane

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 medium density district.