



PP 14-07: SouthBend Phase 5 Subdivision -Preliminary

For consideration by Metropolitan Planning Commission on August 12, 2014

Applicant/Agent/ Owner: Bob Harrison/Todd Wilcox
Engineer / Surveyor: McAllister Engineering, Jonesboro AR

Property Location: Adjacent to Viney Creek & Southbend Cove
Total Acres: 14.43 acres, Proposed Lots: 38

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: 8,161 sq.ft.

Proposed Max. Lot Size: 33,049 sq. ft.

Lots 90 & 91 share a lot line having only 91.64' in dept. Applicant must realize that home size on said lots will have to be very minimal in order to fit on such a shallow lot. MAPC should condition against any future home variances.

*Drainage Easement Maintenance agreement may be required.
Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: None

Public Streets: Viney Creek Circle, Southbend Cove

Compliance with Address Policy: Pending

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 Residence District. Exception: **Lots 90 & 91 share a lot line having only 91.64' in dept. Applicant must realize that home size on said lots will have to be very minimal in order to fit on such a shallow lot. MAPC should condition against any future home variances.**

Fire Department review and comment is solicited for the fire access to 38 lots though 1-street access only. See the following Fire Code language:

Fire Code: SECTION 0107

ONE- OR TWO-FAMILY RESIDENTIAL- DEVELOPMENTS

DI07.1 One- or two-Family dwelling residential developments.

Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section 0104.3.

Exceptions:

1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.3. access from two directions shall not be required.

2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.