



PP 15-03 Preliminary Subdivision: Mallard Pointe Subdivision Phase 1

For consideration by Metropolitan Planning Commission on April 14, 2015

Applicant/Agent/ Owner: Todd Wilcox

Engineer: McAlister Engineering

Surveyor: Clarence W. McAlister

Property Location: ½ Mile West of Neely Lane along Carriage Road

Total Acres: 14.03

Proposed Lots: 32

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: 0.21 acres, 9,284 sq. ft.

Proposed Max. Lot Size: 0.47 acres, 20,432 sq. ft.

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: None

Public Streets: Not named at this time.

Compliance with Address Policy: N/A

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 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.