



## **PP 12-07: Merrell Estates Phases 3,4,5,& 6 -Preliminary**

For consideration by Metropolitan Planning Commission on October 9, 2012

**Applicant/Agent/ Owner:** Merrell Estates Development, LLC  
Engineer / Surveyor: Carlos Wood/ H&S Hime Surveying

**Property Location:** North of Highway 49 S, North & East of Merrell Estates Ph. 1 & 2 (East of Phase II) @ Adam Dr.

Total Acres: 14 acres  
Proposed Lots: 40

### **Zoning:**

District: R-1

Required Min. Lot Size: 8,000 sq. ft., Min. Lot Width: 60 ft., Min. Lot Depth: 128.50 ft.

Proposed Average & Min. Lot Size: 0.22 acres

10' Drainage Easement, 10' Utility Easement \*

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: None

Public Streets: Julia Dr., Merrell Drive

Compliance with Address Policy: TBD

**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.