



Final Subdivision: Gregory's Subdivision Phase III

For consideration by Metropolitan Planning Commission on June 11, 2013

Applicant/Agent/ Owner: George Hamman/Civilogic on behalf of FDD, LLC
Engineer / Surveyor: Civilogic

Property Location: Gregory's Subdivision off of Crepe Myrtle and Gregory Drives
Total Acres: 6.87 acres +/- (299,257 sq. ft.)
Proposed Lots: 27 lots

Zoning:

District: R-1 Single Family
Required Min. Lot Size: 8,000 sq. ft., Min. Lot Width: 60 ft., Min. Lot Depth: 100 ft.
Proposed Min. Lot Size: 0.18 acres 8,030 sq. ft.
Proposed Max. Lot Size: 0.31 acres 13,682 sq. ft.
Special Conditions: N/A
Water/Sanitary Sewerage: Public
Sidewalks: None
Public Streets: Crepe Myrtle, Gregory Drive, Gregory Court
Compliance with Address Policy: Yes

Other Departmental Reviews: No Pending issues noted.

Findings:

The subdivision complies with the applicable requirements for Final Subdivision Plan approval, Chapter 113, Subdivisions of the City of Jonesboro, Code of Ordinances.

The preliminary plan complies with the purpose, standards, and criteria for subdivision design. Setbacks and minimum square footage requirements are properly depicted and satisfied by the applicant as required in the R-1 Residence District.

Engineering Department: Commented regarding traffic access to the east which has been incorporated into the plat, though it will not be included in this phase. Developer has determined that it was not possible to extend Ocean Drive through to the east because all of those lots have been sold, and have closed.