



Final Subdivision: Twin Oaks Reserve- Commercial Subdivision

For consideration by Metropolitan Planning Commission on January 13, 2026.

Applicant/Agent/ Owner: Carlos Wood, P.E

Engineer: Brandon Wood

Surveyor: Brandon Wood

Property Location:

Total Acres: 17.23 Acres or 750,342.6 Sq Ft

Proposed Lots: 15

Zoning:

Lot 1-5,10,14 – C-4 LUO; Neighborhood Commercial District Limited Use Overlay

Lot 6-9,11-13,15- C-3; LUO; General Commercial District Limited Use Overlay

Required Min. Lot Size: 6500 Sq Ft, Min. Lot Width: 50 ft

Proposed Lot: 17.23 Acres or 750,342.6 Sq Ft

Required Min. Lot Size: 6500 sq. ft., Min. Lot Width: 50 ft.

Proposed Min. Lot Size: 0.47 acres – 20,595.57 sq. ft.

Proposed Max. Lot Size: 2.92 acres – 127,352.49 sq. ft.

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: Yes

Public Streets: Southern Ridge Blvd

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 C-3 Neighborhood Commercial District and C-3 General Commercial District with a Limited Use Overlay.