

CRAIGHILLS SEVENTH ADDITION, PHASE I – Final

For consideration by Metropolitan Planning Commission on January 13, 2009

Applicant/Agent: Owner: PDW Properties, LLC
Developer: PDW Properties
Engineer/Surveyor: Haywood, Kenward, Bare & Associates

Property Location: The location of this property is described as being north of Craighead Forest Road, west of Harrisburg Road, east of Forest Hill Road and south of Russell Hill Drive. The site is further described as being a portion of the former Craighills Golf Course.

Total Acres: 2 acres +/-
Proposed Lots: 6

Zoning:

District: R-2
Required Min. Lot Width: 50 ft.
Required Min. Lot Depth: 100 ft.
Proposed Min. Lot Size: 14,403 sq. ft.
Proposed Max. Lot Size: 15,145 sq. ft.
Special Conditions: N/A
Streets: Lots along Craighead Forest Road

Lots should be limited to three access points (ingress/egress) from the development

Improvements: Right-of-way: 60 ft.
Pavement Width: 30 ft.
Water/Sanitary Sewerage: Public
Sidewalks: None

Other Departmental Reviews: Pending

Findings:

The subdivision complies with all requirements for Final Subdivision Plan approval, Title/Section 15 of the City of Jonesboro, Zoning Ordinance.

The final 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-2 Multi-Family Low Density District.

Cross access easements/agreements be provided on the legal description for the subject properties and accepted and recorded by the City Planner.