

**Final Subdivision: The Seventh Replat of Block E, Ridgepointe Country Club
Phase 1**

For consideration by Metropolitan Planning Commission on April 14, 2026

Applicant: Gera Investment, LLC
Engineer: Crafton Tull
Surveyor: Crafton Tull

Property Location: A part of Lot 1 and Lot 2 of the Seventh Replat of Block E.

Proposed Lots: 3

Zoning:

District: R-1, Single Family Residential
Required Min. R-1- Lot Size: 8000 sq. ft.
Proposed Min. Lot Size: 3.19 acres
Proposed Max. Lot Size: 7.40 acres

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: Required

Public Streets: Clinton School Rd, Spencer Dr, Plymouth St, Whitecliff Dr

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, Single family residential district.