



PP 15-09: Merrell Estates Phase 5 Final Plat

For consideration by Metropolitan Planning Commission on July 12, 2016.

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

Property Location: West of Merrell Estates Phase 2, North of Merrell Estates Phase 4

Total Acres: 9.92 acres, Proposed Lots: 34 lots

Zoning:

District: R-1

Required Min. Lot Size: 8,000 sq. ft., Min. Lot Width: 60 ft., Min. Lot Depth: 100 ft.

Proposed Min. Lot Size: 0.21 acres, 9,363.32 sq. ft.

Proposed Max. Lot Size: 0.29 acres, 12,643.93 sq. ft.

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: None

Public Streets: Merrell Drive

Compliance with Address Policy: N/A

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.