

Preliminary Subdivision: The Orchard Phase II

For consideration by Metropolitan Planning Commission on February 27, 2024.

Applicant/Agent/ Owner: Mark Morris

Engineer: Mark Morris

Surveyor: Mark Morris

Property Location: South of Red Maple Way

Total Acres: 35.5

Proposed Lots: 115

Zoning:

District: RS-8 LUO, single-family residential district (Lot Min. 7,100 sq. ft. per LUO)

Required Min. RS-8 - Lot Size: 7,100 sq. ft. (per LUO), Min. Lot Width: 50 ft.

Proposed Min. Lot Size: 0.17 acres – 7,200 sq. ft.

Proposed Max. Lot Size: 0.73 acres – 31,678 sq. ft.

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: Required

Public Streets: Woody Knoll, Scarlett Oak, Orchard Pass Cove, Orchard Pass, & Hidden Grove Court

Compliance with Address Policy: Pending

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 RS-8 LUO, single-family residential district.