



FP: Final Subdivision: Lake Pointe Subdivision Phase 1

For consideration by Metropolitan Planning Commission on May 12, 2015

Applicant/Agent/ Owner: Morris-Kidd, LLC on behalf of Nikki Macon

Engineer: Carlos Wood

Surveyor: H & S Hime Professional Surveying Services

Property Location: Southside of Woodsprings Road, East of Friendly Hope Rd.

Proposed Lots: 28

Proposed Acres: 17.28

Zoning:

District: R-1 Single Family

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

Proposed Min. Lot Size: 0.40 acres 17,297.61 sq. ft.

Proposed Max. Lot Size: 0.91 acres 39,632.54 sq. ft.

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: None

Public Streets: 1 unnamed street

Compliance with Address Policy: Yes

Other Departmental Reviews: Pending

Findings:

The subdivision complies with the applicable requirements for Final Subdivision Plan approval, Chapter 113, Subdivisions of the City of Jonesboro, Code of Ordinances.

The final plan complies with the purposes, standards, and criteria for subdivision design. Lot minimum square footage requirements are properly depicted and required setbacks can be accommodated which will satisfy the requirements for R-1 Residence District.

Staff is concerned about the terminus of the proposed street from a temporary standpoint. The developer should be required to provide an all-weathered turn around/cul-de-sac for fire and garbage access.

Future connectivity was a concern by all departments. The developer is asked to provide stub streets in intermediate areas that would connect from future phases to potential landlocked properties or areas. This will prevent having only one access point both to the south and north in the future.