



Preliminary Subdivision: Preliminary Winters Clark Replat

For consideration by Metropolitan Planning Commission on August 9, 2016

Applicant/Agent/ Owner: Carlos Wood / Wood Engineering on behalf of Brandon Winters
Engineer / Surveyor: Brandon Wood

Property Location: Clark, Thorn, and Vera Streets border the property

Total Acres: 1.33 acres +/- (57,934.8 sq. ft.)

Proposed Lots: 6 lots

Zoning:

District: R-2 Residential

Required Min. Lot Size: 7,200 sq. ft., Min. Lot Width: 50 ft., Min. Lot Depth: 100 ft.

Proposed Min. Lot Size: 0.18 acres 7,884.20 sq. ft.

Proposed Max. Lot Size: 0.23 acres 10,060.75 sq. ft.

Special Conditions: The lots do not meet the standard Minimum Lot Depth of 100 ft.

Water/Sanitary Sewerage: Public

Sidewalks: None

Public Streets: Clark St., Thorn St., and Vera St.

Compliance with Address Policy: Yes

Other Departmental Reviews: No Pending issues noted.

Findings:

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

With one exception, the final plan complies with the purpose, standards, and criteria for subdivision design. The exception is that some of the proposed lot depths are less than 100 ft. In the preliminary plan review, the lot depth requirement was waived. The setbacks and minimum square footage requirements are properly depicted and satisfied by the applicant as required in the R-2 Residence District.