



Final Subdivision: The Villas at Sage Phase III

For consideration by Metropolitan Planning Commission on November 29, 2016.

Applicant/Agent/ Owner: Brandon Winters

Engineer and Surveyor: Carlos Wood of Wood Engineering

Property Location:

Total Acres: 20.09

Proposed Lots: 64

Zoning:

District: RS-7 Single Family Residential District

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

Proposed Min. Lot Size: 0.19 acres, -- 8370.00 sq. ft.

Proposed Max. Lot Size: 0.42 acres, -- 18,273.44 sq. ft.

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: N/A

Public Streets: Muirfield Cove, Aberdeen Lane, Valencia Drive and Valencia Cove

Compliance with Address Policy: Yes

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 Residence District.