



Preliminary Subdivision: Prospect Hills

For consideration by Metropolitan Planning Commission on July 25, 2017.

Applicant/Agent/ Owner: Prospect Hills, LLC

Engineer: Tralan Engineering, LLC

Surveyor: Benchmark Land Surveying, Inc.

Property Location:

Total Acres: 15.56

Proposed Lots: 45

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: 0.20 acres, -- 8,873 sq. ft.

Proposed Max. Lot Size: 0.38 acres, -- 16,569 sq. ft.

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: None

Public Streets: Wiregrass Way, Sweetspiers Cove and Needlerush Cove

Compliance with Address Policy: N/A

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.