



Preliminary Subdivision: Cypress Pointe Phase II

For consideration by Metropolitan Planning Commission on April 24, 2018.

Applicant/Agent/ Owner: Mark Morris of Mark Morris Construction, LLC

Engineer: Mark Morris

Surveyor: H & S Hime Professional Surveying Services

Property Location:

Total Acres: 9.5

Proposed Lots: 27

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: 0.19 acres, 8436.44 sq. ft.

Proposed Max. Lot Size: 0.30 acres, 13,010.62 sq. ft.

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: None

Public Streets: Cypress Pointe Cove and Lynx Lane

Cul-De-Sac: Please note that this renders a 50 ft. Radius instead of the 60 ft. that is required by Master Street Plan.

Compliance with Address Policy: N/A

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 R-1 Residence District.