



Final Subdivision: The Orchard Phase I

For consideration by Metropolitan Planning Commission on July 23, 2019.

Applicant/Agent/ Owner: No Rest, LLC

Engineer: Tralan Engineering

Surveyor: Horizon Land Surveying, LLC

Property Location:

Total Acres: 19.70

Proposed Lots: 66

Zoning:

District: RS-8 Single Family Residential District with Limited Use Overlay of 7,100 square foot lot minimum.

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

Proposed Min. Lot Size: 0.17 acres -- 7,200.00 sq. ft.

Proposed Max. Lot Size: 0.35 acres -- 15,245.79 sq. ft.

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: Sidewalks are required in this subdivision.

Public Streets: Leafy Pass, Orchard Pass, Red Maple Way and Scarlett Oak.

Compliance with Address Policy: Fire will address this subdivision.

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 R1 Single Family Residence District.