



**Preliminary Subdivision: Southern Oaks Subdivision**

For consideration by Metropolitan Planning Commission on June 22nd, 2021.

**Applicant/Agent/ Owner:** GMS Development, LLC

*Engineer:* Fisher Arnold

*Surveyor:* Daniels Land Surveying

**Property Location:**

*Total Acres:* 21.54

*Proposed Lots:* 78

**Zoning:**

*District:* RS-6 -- Single-family residential district; minimum 7,260 sq. ft. lot required

*Required Min. Lot Size:* 7,260 sq. ft., Min. Lot Width: 65 ft.

*Proposed Min. Lot Size:* 0.18 acres – 7840.8 sq. ft.

*Proposed Max. Lot Size:* 0.26 acres -- 11,325.6 sq. ft.

*Special Conditions:* N/A

*Water/Sanitary Sewerage:* Public

*Sidewalks:* Sidewalks are required in this subdivision.

*Public Streets:* Yes, Carroll Drive, Ivy Drive, Jaxon Drive and Hank Drive

*Compliance with Address Policy:* Fire will get this address.

**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 RS-6 -- Single-family residential district; minimum 7,260 sq. ft. lot required.