



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Council Agenda Metropolitan Area Planning Commission

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Tuesday, April 9, 2024

5:30 PM

Municipal Center, 300 S. Church

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### 1. Call to order

### 2. Roll Call

### 3. Approval of minutes

[MIN-24:034](#) Minutes: March 26, 2024 MAPC

**Attachments:** [3.26.24 MAPC Minutes](#)

### 4. Miscellaneous Items

### 5. Preliminary Subdivisions

[PP-24-03](#) Preliminary Subdivision: Wolf Trails

McAlister Engineering is seeking preliminary subdivision approval for Wolf Trails Subdivision; 30 lots on 7 acres. The site is located at 305 N. Airport and within the RS-8, single-family residential zoning district.

**Attachments:** [Application](#)  
[Subdivision Plans](#)  
[WOLF TRAILS DRAINAGE REPORT](#)  
[Staff Report](#)

[PP-24-07](#) Preliminary Subdivision: Southwest Village Phase 1

Mark Morris is seeking preliminary subdivision approval for Southwest Village Phase 1; 64 lots on 27.4 acres. This property is located in the R-1, single family medium density district.

**Attachments:** [Application](#)  
[SOUTHWEST VILLAGE PHS PRELIM](#)  
[Staff Report](#)

### 6. Final Subdivisions

### 7. Conditional Use

[CU-24-04](#) Conditional Use: 2109 Flatrock Cove

Amy Soto is requesting conditional use approval for an in-home daycare. This property is located in the R-1, single family medium density district.

**Attachments:** [Application](#)  
[Certified Mail](#)  
[Lot 3 - Block B](#)  
[Sign Photo](#)  
[Staff Summary](#)

**8. Rezoning**

[RZ-24-10](#) Rezoning: 607 Airport Road

MC Paperchase, LLC is seeking a rezone from R-1, single family medium density to RM-16, residential multifamily. This request is for 3.28 acres located at 607 Airport Road. (This item was originally submitted under RZ-24-04 and tabled at the March 26th meeting.)

**Attachments:** [Application](#)  
[Cert. Receipts](#)  
[Deed](#)  
[Plat](#)  
[Sign Photo](#)  
[Staff Summary](#)  
[Letter from Bill Smith](#)

[RZ-24-05](#) Rezoning: 2800 Industrial Drive

Ozark Civil Engineering Inc. is requesting a rezoning from I-1 and I-1 LUO, limited industrial district, to C-3, general commercial district. This request is for 6.7 acres.

**Attachments:** [3-14-24 SIGNED Rezone Application](#)  
[3-11-24 Cover Letter](#)  
[0554-ALTA SURVEY-FINAL-2.1.2024](#)  
[Mail Receipts 2](#)  
[Signs](#)  
[Vesting Deeds](#)  
[Vicinity Map](#)  
[Staff Summary](#)

[RZ-24-06](#) Rezoning: 5415 Southwest Drive

Jeremy Moore is requesting a rezoning from R-1, single family medium density district, to C-3, general commercial district. This request is for 0.36 acres.

**Attachments:** [Application](#)  
[Plat](#)  
[Mail Receipts](#)  
[Signs Posted on Site](#)  
[Property Info](#)  
[Staff Summary](#)

## **9. Staff Comments**

**COM-24:011** Other Communication: Downtown Jonesboro Development Code (DJDC) Update

An update to the minimum building frontage requirement for general frontage lots in the Commercial Mixed Use District.

**Attachments:** [Exhibit A](#)  
[Ordinance](#)  
[District Map](#)  
[Streets](#)  
[Redevelopment Districts](#)

**Legislative History**

3/12/24	Metropolitan Area Planning Commission	Tabled
3/26/24	Metropolitan Area Planning Commission	Tabled

## **10. Adjournment**