



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, February 27, 2024

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

3. Approval of minutes

[MIN-24:018](#) MAPC Minutes: February 13th, 2024

Attachments: [2.13.24 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-24-05](#) Preliminary Subdivision: The Orchard Phase II

Mark Morris is requesting preliminary subdivision approval for The Orchard Phase II, 115 lots on 35.5 acres. Located south of Red Maple Way, this property is located within the RS-8 LUO, single-family residential district.

Attachments: [Plat](#)
[Staff Report](#)
[The Orchard - Phase 2 Application](#)

[PP-23-10](#) PRELIMINARY SUBDIVISION: Pacific Grove Phase II

Mark Morris is requesting preliminary subdivision approval for Pacific Grove Phase 2; 37 lots on 13.64 acres. This property is located north of Beech Grove Drive and zoned R-1,

single family medium density district.

Attachments: [Application](#)
[Overview](#)
[KATHLEEN-REVISION](#)
[PACIFIC GROVE PH2 PRELIM REVISED](#)
[Staff Report](#)
[MAPC Submittal](#)
[Grading](#)

Legislative History

| | | |
|---------|--|--------|
| 9/26/23 | Metropolitan Area Planning Commission | Tabled |
|---------|--|--------|

6. Final Subdivisions

PP-24-04

Final Subdivision: HJH Properties Replat

Cross Development is seeking minor plat approval for 3921 S. Stadium. This 7.37 acre site is located within the C-3, general commercial zoning district.

Attachments: [2024-01-17_Lot 1 HJH Properties Replat](#)
[2024-01-17 Caliber Collision - Lot 1 Stadium Blvd. - Jonesboro, AR](#)
[Application](#)
[AR Jonesboro 3360-Owners Affidavit-2024.01.17](#)
[Staff Report](#)
[RP 20-63 H J H PROPERTIES REPLAT LOTS 1 AND 2 STADIUM BLVD ADDI](#)

7. Conditional Use

CU-24-01

Conditional Use: East Parker Road and Elmhurst Drive (Pvt.)

Davidson Engineering, on behalf of Glenwood Limited Partnership, is seeking conditional use approval for a climate controlled storage facility located at the intersection of Elmhurst and E. Parker. The site spans 6.35 acres and is situated within the C-3 general commercial zoning district.

Attachments: [23-104 CONDITIONAL USE Submittal 1.17.2024](#)
[RP 17-28 GLADIOLUS BUSINESS PARK](#)
[Site](#)
[Sign Posted](#)
[23-104 Cert Mail](#)
[Staff Summary](#)

8. Rezoning

9. Staff Comments

[COM-24:009](#) Other Communication: Sidewalk In-lieu Fee Update

Attachments: [2024 Sidewalk In-lieu Fee Update](#)

10. Adjournment