



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, July 28, 2020

5:30 PM

Municipal Center

1. Call to order

2. Roll Call

3. Approval of minutes

[MIN-20:069](#) MINUTES: MAPC Minutes - July 14, 2020

Attachments: [MAPC Minutes from July 14, 2020](#)

4. Miscellaneous Items

[COM-20:037](#) SIDEWALK IN LIEU FEE: 3701 E. Johnson Avenue

Michael Boggs of Tralan Engineering on behalf of Stonebridge Construction, LLC is requesting from MAPC to be able to pay the Sidewalk "In Lieu" Payment of \$5,430.00 along 3701 E. Johnson Avenue. The total area of sidewalk being requested for is 101.6 sy. The 2020 Rate is \$53.33 per square yard.

Attachments: [Letter](#)
[Site Plan](#)
[Topo](#)
[ARDOT Email from Rick Carmack](#)

5. Preliminary Subdivisions

[PP-20-17](#) PRELIMINARY SUBDIVISION APPROVAL: 3700 E. Johnson Avenue - Tommy's Development Addition

Jeremy Bevill of Fisher Arnold Engineering on behalf of Vision 2000, Inc is requesting MAPC approval of a Preliminary Subdivision Approval for Tommy's Development Addition located at 3700 E. Johnson Avenue for 4 lots on 6.02 acres +/- within the C-3 General Commercial District Limited Use Overlay.

Attachments: [Application](#)
 [Staff Report](#)
 [Subdivision Plans](#)
 [P2052 Projected AM - Map](#)
 [P2052 Projected PM - Map](#)
 [P2052-Trip-Gen-Sum](#)
 [Tommy's Development Preliminary Landscape Plan](#)
 [Aerial View of Location](#)

Legislative History

7/14/20	Metropolitan Area Planning Commission	Tabled
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6. Final Subdivisions

PP-20-15 FINAL COMMERCIAL SUBDIVISION PLAT APPROVAL: 2027 Bridger Road - The Reserve at NEA

Michael Boggs of Tralan Engineering on behalf of Stonebridge Construction is requesting MAPC Approval of a Final Commercial Subdivision Approval for The Reserve at NEA for 6 proposed lots on 11.01 acres +/- located at 2027 Bridger Road.

Attachments: [Plat](#)
 [Performance Bond Estimate](#)
 [Site Development Plan Set](#)
 [Staff Report](#)

SP-20-01 SITE PLAN REVIEW: 4119 Stadium Drive - Andy's Storage

Michael Boggs of Tralan Engineering on behalf of Scott Young is requesting Site Plan Review and MAPC Approval of a new expansion of mini storages to their existing facility located 4119 Stadium Drive that will be in C-3 General Commercial District.

Attachments: [Site Plan](#)
 [Aerial View of Location](#)

7. Conditional Use

8. Rezoning

RZ-20-11 REZONING: 3513 Longcrest Drive

Sherry Turman of B & T Land Company, LLC is requesting MAPC Approval for a Rezoning from "C-3" General Commercial District and "R-1" Single Family Residential District to "RS-7" Single Family Residential District minimum 6,222 sq. ft. lot required Limited Use Overlay for 4.61 +/- acres of land located at 3513 Longcrest Drive.

Attachments: [Application](#)
 [Rezoning Plat](#)
 [Staff Summary](#)
 [Warranty Deed](#)
 [Pictures of Rezoning Signs](#)
 [USPS Receipts](#)

9. Staff Comments

10. Adjournment