



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda

Metropolitan Area Planning Commission

Tuesday, November 14, 2023

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

3. Approval of minutes

[MIN-23:108](#) MINUTES: October 24th 2023

Attachments: [10.24.23 MAPC Minutes](#)

4. Miscellaneous Items

5. Preliminary Subdivisions

[PP-23-12](#) PRELIMINARY SUBDIVISION: Lake Pointe Estates Phase 3

Mark Morris is requesting preliminary subdivision approval for Lake Pointe Estates Phase 3; 22 lots on 11.52 acres. This property adjoins Lake Pointe Lane and is located in the R-1, single family medium density district

Attachments: [Lake Pointe Phase 3 - Prelim Application](#)

[lakepoint ph.3](#)

[Staff Report](#)

6. Final Subdivisions

[PP-23-13](#) FINAL SUBDIVISION: Sarah's Crossing Phase 3

Mark Morris is requesting MAPC final subdivision approval for Sarah's Crossing Phase 3 for 22 lots on 6.94 acres. Located at Creekview Drive, this property is zoned R-1, single family medium density district.

Attachments: [Application for Sarah's Crossing Phase 3 Final](#)

[SARAHXCROSSING3_FINAL](#)

[Staff Report](#)

PP-23-14 FINAL SUBDIVISION: Savannah Hills Phase 4

Michael Boggs of Tralian Engineering is requesting MAPC final subdivision approval for Savannah Hills Phase 4 for 6 lots on 2.60 acres. Located at Lazare Drive, this property is zoned R-2, Multi-Family Low Density District.

Attachments: [Savannah Hills Ph-IV](#)

[H20-098 RECORD PLAT SAVANNAH HILLS PH IV](#)

[Staff Report](#)

7. Conditional Use

CU-23-11 CONDITIONAL USE: 3380 Moore

Dennis King is requesting conditional use approval for recreation/entertainment, indoor use at 3380 Moore Road. This property is located within the I-1, limited industrial district.

Attachments: [Application - King](#)

[Certified Mail Receipts](#)

[MOORE RD-3354-SP-1](#)

[Sign Posted](#)

[Staff Summary](#)

8. Rezonings

RZ-23-12 REZONING: 3703 South Culberhouse Street

Michael Daniels is requesting a rezoning from RS-7, single family residential, and C-4, neighborhood commercial, to C-3 LUO, general commercial with a limited use overlay, and C-4, neighborhood commercial. This request is for 17.6 acres located at 3703 South Culberhouse Street.

Attachments: [New - Rezoning Application](#)
[New - 15 LOT ZONING-EXISTING](#)
[New -15 LOT ZONING-PROPOSED](#)
[New - 15 LOT ZONING-EXISTING EXTENDED](#)
[New - 15 LOT ZONING-PROPSED EXTENDED](#)
[New - 23901300 RZ #2 PLAT](#)
[New - Exhibit A](#)
[New - Staff Summary](#)
[Rezoning App](#)
[Updated Plat C-4 & C-3 LUO](#)
[Certified Mail](#)
[Deed](#)
[Sign Photos](#)
[Staff Summary](#)

Legislative History

10/24/23 Metropolitan Area Planning Tabled
Commission

RZ-23-17 REZONING: 604 E. Highland Drive

Horizon Land Surveying is requesting a rezoning from C-4 LUO, neighborhood commercial, to C-3 LUO, general commercial with a limited use overlay. This request is for 2.06 acres located at 604 E. Highland Drive.

Attachments: [Signed Rezoning application](#)
[Rezoning Questionaire](#)
[Rez. Cert. Mail Receipts](#)
[H23-095 - Stonebridge - Brickoven Rezoning plat](#)
[Rezoning Signs](#)
[Staff Summary](#)

RZ-23-18 REZONING: 3007 Colony Drive

Brandon Wood is requesting a rezoning from R-1, single family medium density , to C-3, general commercial. This request is for 1.93 acres located at 3007 Colony Drive.

Attachments: [Complete Application](#)

[3007Colony-MailReceipts](#)

[3007Colony-OwnerNotificationList](#)

[NotificationMap](#)

[3007 Colony Dr-Rezoning Plat](#)

[3007Colony Sign Picture](#)

[Deed-Bk597Pg192](#)

[Deed-Bk627Pg31](#)

[Staff Summary](#)

9. Staff Comments

10. Adjournment