



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Agenda Metropolitan Area Planning Commission

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Tuesday, May 26, 2020

5:30 PM

Municipal Center

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### 1. Call to order

### 2. Roll Call

### 3. Approval of minutes

[MIN-20:044](#) MINUTES: MAPC Minutes - May 12, 2020

**Attachments:** [MAPC Minutes from May 12, 2020](#)

### 4. Miscellaneous Items

### 5. Preliminary Subdivisions

[PP-20-09](#) PRELIMINARY SUBDIVISION APPROVAL: Bridlewood Phase V

Carlos Wood of Wood Engineering on behalf of B & T Land Company, LLC request MAPC approval of a Preliminary Subdivision for Bridlewood Phase 5 being East of Phase 4, Adjacent South of Longcrest Drive and North of Saddlecrest Drive for 25 proposed lots on 14.10 acres within the R-1 Single Family Residential Zoning District.

**Attachments:** [Application](#)  
[Staff Report](#)  
[Subdivision Plans](#)  
[Aerial View of Location](#)

### 6. Final Subdivisions

[PP-20-07](#) PLAT APPROVAL: 4101 Forrest Hill Road

John Easley of Associated Engineering, LLC on behalf of Aaron Shew is requesting MAPC Approval of a lot to be platted into three lots that contains 4.33 acres located at 4101 Forrest Hill Road. This is located in a R-1 Single Family Residential District.

APPLICANT HAS DECIDED TO WITHDRAW THE ITEM.

**Attachments:** [Minor Plat](#)  
[Aerial View](#)

**PP-20-08** FINAL SUBDIVISION APPROVAL: Bridlewood Phase IV

Carlos Wood of Wood Engineering on behalf of B & T Land Company, LLC requests MAPC approval of a Final Subivision for Bridlewood Subdivision Phase 4 being East of Phase 3, Adjacent South of Longcrest Drive and North of Saddlecrest Drive for 68 lots on 19.10 acres within the R-1 Single Family Residential Zoning District.

- Attachments:** [Application](#)  
[Staff Report](#)  
[Subdivision Plans](#)  
[Aerial View of Location](#)  
[Layout](#)

**PP-20-06** FINAL SUBDIVISION REPLAT: Fair Park Crossing

George Hamman of Civilogic on behalf of Fair Park Crossing, LLC is requesting MAPC Replat Approval because the frontage along Caraway Road is only 59.94 ft. and the stated minimum is 60 ft.. The shorage is .06' which is only 3/4 inches short of the requirement. Also, The developers would like to have MAPC Permission to install a 40 ft driveway into that lot. However the commercial requirements state that commercial driveways are to be a minimum of 25 ft from the side property lines. If 25 ft is measured from both sides, there are only 9.94 of width for a driveway. The is within the C-2 Downtown Fringe Commercial District. UPDATED: Per George - The Owners officially request that item be modified and instead of a driveway of 40 ft. width, they would prefer a driveway with a 36 ft. width. This will still allow two lanes existing and one lane as an entry.

- Attachments:** [Replat](#)  
[Subdivision Plans](#)  
[Aerial View](#)  
[Email from Craig Light](#)  
[Traffic Study - Revised](#)

**Legislative History**

4/14/20	Metropolitan Area Planning Commission	Tabled
5/12/20	Metropolitan Area Planning Commission	Tabled

**PP-20-10** REPLAT APPROVAL: 1201 E. Thomas Green Road

Mark Northcutt is asking MAPC Approval to combine two lots into one that is non-compliant due to the lack of 60 ft. of street frontage that is required per code to be a buildable lot that is located at 1201 E. Thomas Green Road. This is located within a R-1 Single Family Residential District.

- Attachments:** [Replat](#)  
[Aerial View of Lot](#)

**7. Conditional Use**

**CU-20-04**      CONDITIONAL USE: 2610 Nestle Way and 2801 Great Dane Drive

TPE Jonesboro Solar Park, LLC is requesting MAPC Approval for a Conditional Use to construct a solar park on property located between Nestle Way and Great Dane Drive in the Craighead Technology Park. This site will be 97.6 acres, is a major utility project, and is allowed in the Industrial I-2 Zoning by Conditional Use Only.

- Attachments:**    [Application](#)  
                          [Staff Summary](#)  
                          [Site Plan](#)  
                          [USPS Receipts](#)  
                          [Letter](#)  
                          [Aerial View](#)  
                          [Addresses](#)  
                          [Signed Notifications](#)

**CU-20-05**      CONDITIONAL USE: 114 Joe N. Martin Expressway

Campbell Family Trust is requesting MAPC Approval for a Conditional Use to place mini storage units and warehousing space on property located at 114 Joe N. Martin Expressway. The Property is Zoned C-3 General Commercial District is allowed only by Conditional Use.

- Attachments:**    [Application](#)  
                          [Staff Summary](#)  
                          [Site Plan](#)  
                          [USPS Receipts](#)

**8. Rezoning**

**9. Staff Comments**

**RZ-20-06**      REZONING: Text Amendment Case: DJDC Districts

Request Proposed DJDC Districts for Public Hearing being Conducted on the next MAPC Meeting - June 23, 2020 at 5:30 with the review and approval of the documents to be recommended to City Council for Final Review and Adoption.

- Attachments:**    [Draft DJRD Document](#)

**10. Adjournment**