



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Agenda Metropolitan Area Planning Commission

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Tuesday, September 10, 2019

5:30 PM

Municipal Center

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### 1. Call to order

### 2. Roll Call

### 3. Approval of minutes

[MIN-19:089](#) MINUTES: Tuesday, August 27, 2019

Attachments: [Meeting Minutes from August 27, 2019](#)

### 4. Miscellaneous Items

### 5. Preliminary Subdivisions

[PP-19-19](#) PRELIMINARY SUBDIVISION: Prospect Village Phase 1

Mark Morris, P.E. of MCCM Construction, Inc. requests MAPC Approval of a Preliminary Subdivision Approval for Prospect Village Phase 1 located East of Airport Road and North of the Wyattwood Addition and connects into Sandra Lane with 19 proposed lots on 5.65 acres +/- within the R-1 Single Family Residential District.

Attachments: [Application](#)  
[Staff Report](#)  
[Revised Preliminary Plat 9.10.19](#)  
[Prospect Village Phase 1](#)  
[Aerial View of Location](#)

### 6. Final Subdivisions

[PP-19-20](#) FINAL SUBDIVISION: Eden Hills Estates Phase 2

Mark Morris of Mark Morris Construction is requesting MAPC Final Subdivision Approval for Eden Hills Estates Phase 2 for 26 lots on 7 Acres +/- for property Zoned R-1 Single Family Residential District located north off Peachtree Avenue and west of Pebblewood Drive.

**Attachments:** [Application](#)  
[Staff Report](#)  
[Eden Hills Estates Phase 2 Plat](#)  
[Eden Hills Estates Phase II](#)  
[Approved Bond amount at Eden Phase 2](#)  
[Aerial View of Location](#)

## **7. Conditional Use**

### **CU-19-07**      CONDITIONAL USE: 5307 E Highland

Rajeev Kumar of SAI Real Estate, LLC is requesting MAPC approval for a Conditional Use for a Convenience Store within the I-1 Industrial District, which is required for a Convenience Store within Section 117-139 of the code. This is located at 5307 E. Highland Drive.

**Attachments:** [Application](#)  
[Staff Summary](#)  
[Plat](#)  
[Site Plan Layout](#)  
[Receipts and Green Cards](#)  
[Legislation Details \(With Text\) \(5\)](#)

### **CU-19-08**      CONDITIONAL USE: 4206 E. Johnson

Anderson LED Signs on behalf of CPIJC, LLC - Wolf Carwash is requesting MAPC approval for a Conditional Use for a digital / illuminated sign located at 4206 E. Johnson Avenue, which is the Wolf Carwash within 250 ft., of R-1 Single Family Residentially zoned properties. This is located within a C-3 General Commercial District.

**Attachments:** [Application](#)  
[Sign Application](#)  
[Staff Summary](#)  
[Sign Layout](#)  
[Sign Picture](#)  
[Statement](#)  
[Plat](#)  
[USPS Returned Green Slips](#)  
[USPS Returned Letter](#)  
[Opposed Returned Property Owner Signature](#)

## **8. Rezoning**

## **9. Staff Comments**

**10. Adjournment**