



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, July 14, 2020

5:30 PM

Municipal Center

1. Call to order

2. Roll Call

3. Approval of minutes

[MIN-20:061](#) MINUTES: MAPC Minutes - June 23, 2020

Attachments: [MAPC Minutes from June 23, 2020](#)

4. Miscellaneous Items

[COM-20:028](#) DENIAL APPEAL REVIEW: 800 Southwest Drive - Grading Permit

Jim Lyons of Lyons & Cone, P.L.C. on behalf of Southwest Valley, LLs is requesting MAPC to review this Southwest Drive Grading Application at the property located at 800 Southwest Drive, which resides in a C-3 General Commercial District. This application and site plan were denied on May 21, 2020 by the Engineering and Planning Departments.

Attachments: [Application](#)
[Denial Letter](#)
[Site Plan](#)
[SWPPP](#)
[Picture of Area](#)
[Drawing](#)
[Elevations](#)

5. Preliminary Subdivisions

[PP-20-16](#) PRELIMINARY SUBDIVISION APPROVAL: Creekwood Addition

Jeremy Bevill of Fisher and Arnold on behalf of Jackson Rentals and Investments request MAPC approval of a Preliminary Subdivision for Creekwood Addition being west of Roleson and Quail Drive and North of Covey Drive for 40 lots on 15.25 acres +/- within the R-1 Single Family Residential Zoning District.

Attachments: [Application](#)
[Subdivision Plans](#)
[Staff Report](#)
[Letter of Opposition](#)
[Creekwood Sub-division](#)
[Aerial View of Location](#)

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
 Subdivision Plans
 Staff Report
 P2052 Projected AM - Map
 P2052 Projected PM - Map
 P2052-Trip-Gen-Sum
 Tommy's Development Preliminary Landscape Plan
 Aerial View of Location

PP-20-18 PRELIMINARY SUBDIVISION APPROVAL: 3506 Southwest Drive - Southern Hills Addition

Jeremy Bevill of Fisher & Arnold, Inc. on behalf of Southern Hills Real Estate, LLC and Mr. Carroll Caldwell are requesting MAPC Approval for a Preliminary Subdivision located at 3506 Southwest Drive with 14 proposed lots on 118.34 Acres +/- of land within a PD-M Mixed Use Planned Development.

Attachments: [Application](#)
[Staff Report](#)
[Subdivision Plans](#)
[Subdivision Plat](#)
[Proposed Access Map for Drives and Streets](#)
[Schematic Landscape Plan](#)
[Schematic Outline Landscape Plan](#)
[Tree Preservation Plan 1](#)
[Tree Preservation Plan 2](#)
[Aerial View of Location](#)

6. Final Subdivisions

7. Conditional Use

8. Rezoning

RZ-20-08

REZONING: 2715 W Matthews Trail - South side of West Matthews Trail on the East Side of I-555 Washington Street Exit

Bobby Riley is requesting MAPC Approval for a Rezoning from "R-1" Single Family Residential District to "C-3" General Commercial District for 21.48 +/- acres of land located at 2715 W Matthews on South side of West Matthews Trail on the East Side of I-555 Washington Street Exit.

Attachments: [Application](#)
[Staff Summary](#)
[Conceptual](#)
[Rezoning Plat](#)
[USPS Mail Receipts](#)
[Warranty Deed](#)
[Picture of Rezoning Sign](#)

RZ-20-09

REZONING: Savannah Hills Phase IV - End of Dena Jo Drive and West of Savannah Hills Drive

Sid Pickle owner of PDW Properties, LLC is requesting MAPC Approval for a Rezoning from "R-2" Multi-Family Low Density District to "PD-RM" Multi-Family Residential Planned Development District for 6.36 +/- acres of land located at the end of Dena Jo Drive and west of Savannah Hills Drive.

Attachments: [Application](#)
[Staff Summary](#)
[Rezoning Plat](#)
[Site Plan](#)
[USPS Receipts](#)
[Pictures of Zoning Sign](#)

9. Staff Comments

10. Adjournment