



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, January 12, 2021

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

3. Approval of minutes

[MIN-20:123](#) MINUTES: December 8th, 2020 MAPC Minutes

Attachments: [MAPC Minutes from December 8th, 2020 MAPC Meeting](#)

4. Miscellaneous Items

[COM-21:002](#) SIDEWALK IN LIEU FEE: 3000 E Parker Road

Michael Boggs of Tralan Engineering on behalf of Bayird Auto Parking Expansion is requesting from MAPC to be able to pay the Sidewalk "In Lieu" Payment of \$7905.00 along 3000 E Parker Road. The 2020 Rate is \$53.33 per square yard.

Attachments: [Sidewalk Letter](#)
[Parking Lot Expansion Site Plan](#)
[Commercial Application](#)
[Site Development Plans](#)
[Aerial View of Location](#)

[COM-21:003](#) SIDEWALK IN LIEU FEE: 2123 Red Wolf Blvd

Mr. Vaughn R. Hill, PE of TSH Properties, INC. dba Cheddars Casual Cafe is requesting MAPC Approval to be able to pay the Sidewalk "In Lieu" Payment of \$10,050.48 along 2123 Red Wolf Blvd. The total area of sidewalk being requested is 282 lineal feet. The 2020 annual rate is still what is being used of \$53.33 per square yard.

Attachments: [Letter](#)
[Site Plan](#)
[Commercial Application](#)
[Plans](#)
[Grading Plan](#)
[Pictures](#)
[Aerial View of Location](#)

5. Preliminary Subdivisions

6. Final Subdivisions

PP-21-01

FINAL SUBDIVISION APPROVAL: The Landing @ Hudson

Carlos Woods of Wood Engineering on behalf of C & O Enterprises, LLC is MAPC Approval of a Preliminary Subdivision Approval for The Landing @ Hudson for 22 proposed lots on 6.38 Acres +/- located 3423 Hudson Drive east off of Old Greensboro Road within the R-1 Single Family Residential District.

Attachments: [Application](#)
[Staff Report](#)
[The Landing at Hudson Plans](#)
[Aerial View of Location](#)

PP-21-02

FINAL SUBDIVISION: 3506 Southwest Drive - Southern Hills Replat

Jeremy Bevill of Fisher & Arnold, Inc. on behalf of Southern Hills Real Estate, LLC and Mr. Carroll Caldwell are requesting MAPC Approval for a Final 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: [Replat](#)
[Staff Report](#)
[Application](#)
[Subdivision Plans](#)
[Subdivision Plat](#)
[Aerial View of Location](#)
[Schematic Landscape Plan](#)
[Schematic Outline Landscape Plan](#)
[Tree Preservation Plan 1](#)
[Tree Preservation Plan 2](#)
[Proposed Access Map for Drives and Streets](#)
[Traffic Study](#)

7. Conditional Use

CU 20-14

CONDITIONAL USE: 413 Ridgecrest Street

City Water and Light is requesting MAPC Approval for a Conditional Use to place a new wet well pump station, gravity sewer diversion structure, flow meter vault, and air release valve vault on this property that is located at 413 Ridgecrest Street, which is required for major utility within Section 117-139 of the Code. This is within an R-1 Single Family Residential District.

Attachments: [Application](#)
 [Staff Summary](#)
 [Letter](#)
 [Site Grading Plan](#)
 [Existing Site Plan](#)
 [Notification Letter](#)
 [Signed Notification Letters](#)
 [USPS Receipts](#)

8. Rezoning

9. Staff Comments

COM-21:001 NEW PURPOSE AND INTENT: Cottage Housing Ordinance

This is a Draft Cottage Home Ordinance for MAPC to review and recommend to Public Works for approval to be Recommended to City Council for Approval.

Attachments: [Cottage House Ordinance](#)

10. Adjournment