



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Agenda Metropolitan Area Planning Commission

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Tuesday, October 12, 2021

5:30 PM

Municipal Center, 300 S. Church

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### 1. Call to order

### 2. Roll Call

### 3. Approval of minutes

[MIN-21:087](#) MINUTES: Minutes from the September 28, 2021 MAPC meeting

Attachments: [MPAC Minutes for 09-28-21](#)

### 4. Miscellaneous Items

[SP-21-04](#)

SITE PLAN REVIEW: Southern Hills Apartment Complex  
Jeremy Bevill of Fisher Arnold Engineering is requesting Site Plan Review and Approval for a new proposed apartment complex located in Block E of the Southern Hills development off of Southern Ridge Boulevard and Southern Branch Drive. This is in the PD-M, Planned Development, Mixed Use District. This development exceeds 75,000 square foot and requires MAPC Site Plan Approval.

Attachments: [Southern Hills Drawings](#)  
[Southern Hills Specification](#)  
[Overall Landscape Plan](#)  
[Site Details](#)  
[Landscape Enlargement Plans](#)  
[Updated Drawings](#)  
[Aerial View](#)

### 5. Preliminary Subdivisions

[PP-21-22](#)

PRELIMINARY SUBDIVISION: Frog Pond Subdivision  
McAlister Engineering is requesting MAPC Preliminary Subdivision Approval for Frog Pond Subdivision for eighty (80) lots on 12.11 +/- acres of land that is located off of Richardson Drive and Frog Pond Road and is located in a R-1, Single Family Residential District, minimum 8,000 sq. ft. lot required.

Attachments: [Frog Pond Subdivision](#)  
[Aerial View](#)  
[Staff Report - Frog Pond Subdivision](#)

**6. Final Subdivisions**

**7. Conditional Use**

**CU-21-04**

CONDITIONAL USE: 5441 and 5443 Southwest Drive  
David Hartshorn is requesting MAPC Approval for a Conditional Use to place mini storage units on the property that is located at 5441 and 5443 Southwest Drive. This property is currently zone C-3, General Commercial, and requires Conditional Use approval for this type of use.

**Attachments:**    [Application](#)  
                              [Narrative](#)  
                              [List of Neighbors](#)  
                              [Adjoining Property Owner Notification](#)  
                              [Signed Adjoining Property Owner Notification](#)  
                              [Certified Mail Receipts](#)  
                              [Opposition Letter](#)  
                              [Rezoning Plat](#)  
                              [Southwest Drive - Site Plan](#)  
                              [Vicinity Map](#)  
                              [CU 21-04 - 5441 and 5443 Southwest Drive - Staff Summary](#)

**8. Rezoning**

**9. Staff Comments**

**10. Adjournment**