



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Agenda Metropolitan Area Planning Commission

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Tuesday, August 9, 2016

5:30 PM

Municipal Center

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### 1. Call to order

### 2. Roll Call

### 3. Approval of minutes

MIN-16:102 Approval of the MAPC Meeting Minutes for July 26, 2016.

Attachments: [MAPC Meeting Minutes July 26, 2016](#)

### 4. Preliminary Subdivisions

SP-16-07 Site Plan Approval: 2217 Clark and 2220 Thorn

Carlos Wood of Wood Engineering on behalf of Winters, LLC owner Brandon Winters is requesting Site Plan and Plat approval by the MAPC for lots that do not meet the 100 foot minimum depth standard after the dedication of the 30 foot right of way from the center line of the streets. The replat is taking 5 existing lots and making 6 lots. The attached information is for the property south of Vera Street that was done by Winter, LLC previously. This property is R-2, Multi-Family Low Density District.

Attachments: [Application - Commercial](#)  
[Staff Summary Report](#)  
[Winters Clark Site Plan](#)  
[Winters Clark Replat](#)  
[Preliminary Layout Plat](#)  
[Staff Summary Report - June 2013 - Previously](#)  
[Preliminary Subdivision Plat - 2013 - Previously](#)  
[MAPC June 11, 2013 Minutes](#)  
[MAPC September 10, 2013 Minutes](#)  
[Aerial View](#)  
[Aerial View - Overview](#)

SP-16-08 Site Plan Approval: 211 and 217 Cate Street - East Street Townhomes

Travis Fisher of Tralan Engineering representing Midtown Development, LLC is requesting Site Plan Approval for East Street Townhomes located on 211 Cate Street for a total of 13 unites on .39 acres zone C-1 Downtown Core Commercial District.

This went thru a Conditional Use Process on June 14, 2016 for Multi-Family Townhouse Units to be located at 211 and 217 Cate Street on Ground and Upper level Floors in a C-1 Downtown Core Commercial District with Thirteen Units proposed and was passed.

**Attachments:** [Site Plan Set](#)  
[Aerial View of Location](#)

**PP-16-22** Replat: 213 N. Main Right-of-Way Waiver Request

George Hammon of Civilogic on behalf of Tim Brown of Double Brown Properties, Inc. is requesting MAPC approval of a right-of-way waiver on North Main. This request is for the right-of-way to remain as it is on the plat for North Main of 30 ft from center of road instead of the 50 ft that is required by the Master Street Plan. This property is located within the I-1 Limited Industrial District.

**Attachments:** [Double Brown Properties, Inc. Replat](#)  
[Aerial View of Right of Way](#)  
[Aerial View of Location](#)  
[Commercial Application and Plans for SP 16-174](#)  
[Application and Plans from 2013](#)

## **5. Final Subdivisions**

## **6. Conditional Use**

**CU-16-15** Conditional Use: CU 16-15: 210 Cate Avenue

Chris Posey is requesting MAPC approval of a Conditional Use for a Barbershop and Clothing Retail located at 210 Cate Avenue within the I-1 Limited Industrial District and for other retail services with Change of Use, which is required for retail uses within Section 117-139 of the code.

**Attachments:** [Application](#)  
[Staff Summary](#)  
[Commercial Applicaiton](#)  
[Plans](#)  
[Aerial View of 210 Cate Avenue](#)  
[Aerial View of the Area](#)  
[Adjoining Property Owners Notifications - Signed](#)  
[USPS Receipts](#)  
[USPS Returned Certified Cards](#)

## **7. Rezoning**

**RZ-16-16** Rezoning: RZ 16-16: 1400 East Highland and Part of 1406 East Highland Drive

Roundtable Holdings, LLC are requesting MAPC approval of an Rezoning from R-1 Single Family Residential District to C-4 L.U.O - Neighborhood Commercial District

Limited Use Overlay for 2.13 Acres of land located at 1400 East Highland and part of 1406 East Highland Drive.

**Attachments:** [Staff Summary](#)  
[Application](#)  
[Rezoning Plat](#)  
[Aerial View - Surroundings](#)  
[Aerial View of 1400 and 1406 E. Highland](#)  
[Receipt](#)

**8. Staff Comments**

**9. Adjournment**