



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, September 27, 2016

3:00 PM

Municipal Center

1. Call to Order

2. Roll Call

3. Approval of minutes

[MIN-16:121](#) Approval of the MAPC Meeting Minutes for September 13, 2016.

Attachments: [MAPC Meeting Minutes September 13, 2016](#)

4. Preliminary Subdivisions

[COM-16:079](#) Sidewalk Wavier Request: 3500 East Johnson - First National Bank

John Easley with Associated Engineering on behalf of First National Bank is requesting consideration on the MAPC Agenda for a Sidewalk wavier for the new First National Bank being built at 3500 East Johnson (See Application for Details/Justification).

Attachments: [Application](#)
[Site Plan](#)

[SP-16-11](#) Site Plan Approval: 5925 Southwest Drive - Valley View Mini Stroage, LLC

Josh Hurd of McAlister Engineering on behalf of Valley View Mini Stroage, LLC request MAPC Site Plan approval per rezoning requirements for a mini storage development that is located at 5925 Southwest Drive that is zoned I-1 Industrial Limited Use Overlay.

Attachments: [Application](#)
[Plans](#)
[Drainage Report](#)
[SWPPP](#)
[Aerial View - address](#)

[SP-16-12](#) Site Plan Approval: Oak and Cobb - Midtown Development, LLC

Josh Olson of Midtown Development, LLC request MAPC Site Plan approval per rezoning requirements for a Development plan that is located at the corner of Oak Street and Cobb Street that is zoned C-1 Downtown Core Limited Use Overlay. This looks to have 7 townhouses, 1 carriage house and 3 shotgun houses with building for garages.

Attachments: [Application](#)
 [Transmittal Site Plan](#)
 [Site Plan Review](#)
 [MIDTOWN](#)
 [Drainage](#)
 [Pictures](#)
 [Plan](#)
 [Zoning Plat](#)

PP-16-26 Preliminary Subdivision: Swift Ditch Farms Addition - Located off of Woodsprings Road

Terry Bare of HKB on behalf of Buddy Hosman requests MAPC Preliminary Approval for 24 proposed lots on 34.5 acres within the R-1 Single Family Residential District.

Attachments: [Staff Report](#)
 [Application](#)
 [Subdivision Plans](#)

5. Final Subdivisions

6. Conditional Use

7. Rezoning

RZ 16-18 Rezoning: RZ 16-18: 623 W. Parker Road - Ralph & Mary Taylor

George Hamman of Civilogic, LLC representing owners Ralph and Mary Taylor are requesting MAPC approval of an Rezoning from R-1 Single Family Residential District to C-3 General Commercial District Limited Use Overlay for .44 Acres of land located at 623 West Parker Road.

Attachments: [Staff Summary](#)
 [Application](#)
 [Plat](#)
 [Warranty Deed](#)

RZ-16-20 Rezoning: RZ 16-20 1803 Mitizi Lane - Daniel Munoz

Daniel Munoz is requesting MAPC approval of an Rezoning from R-1 Single Family Residential District to RM-8 Residential Multifamily Classification; eight units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher for .25 Acres of land located at 1803 Mitzi Lane.

This was tabled at the last meeting due to applicant not being at the meeting.

Attachments: [Staff Summary](#)
 [Application](#)
 [Replat](#)
 [Aerial View of Location](#)

Legislative History

9/13/16	Metropolitan Area Planning Commission	Tabled
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RZ 16-22

Rezoning: RZ 16-22: 1013 Burke Avenue - James Chaplain

James Chaplain is requesting MAPC approval of an Rezoning from R-2 Multi Family Low Density District to I-1 Limited Industrial District for .35 Acres of land located at 1013 Burke Avenue.

Attachments: [Staff Summary](#)
 [Application](#)
 [Plat](#)

RZ 16-23

Rezoning: RZ 16-23: 1007 and 1103 Commerce Drive - Debbie Veteto

Debbie Veteto is requesting MAPC approval of an Rezoning from R-2 Multi Family Low Density District to RM-12 Residential Multifamily classification; 12 units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher for 2.98 Acres of land located at 1007 and 1103 Commerce Drive.

Attachments: [Staff Summary](#)
 [Application](#)
 [Rezoning Plat](#)

8. Staff Comments

9. Adjournment