



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, February 14, 2017

5:30 PM

Municipal Center

1. Call to order

2. Roll Call

3. Approval of minutes

[MIN-17:011](#) Approval of the MAPC Minutes from January 24, 2017 meeting.

Attachments: [MAPC Meeting Minutes from Tuesday, January 24, 2017](#)

4. Preliminary Subdivisions

[SP-17-03](#)

Site Plan Review: 2931 Parkwood Road - Proposed Restaurant - Storyline Development, LLC

Michael Boggs of Tralan Engineering on behalf of Storyline Development, LLC is requesting MAPC approval of a Site Plan for a 4,150 square feet New Restaurant Building on the old Fairgrounds Property under the Floyred Commons Subdivision of Replat of Lot 5R-2 and Lot 9R Floyred Commons. The development will be on lot 2 that measures 52,304 square feet on a C-3 General Commercial District.

Attachments: [Site Plan](#)
[FloyRed Plat](#)

5. Final Subdivisions

6. Conditional Use

[CU-16-17 2](#)

Conditional Use: CU 16-17: 2404 E Matthews - Self Service Laundry Mat

Chris Kidd is requesting MAPC approval of a Conditional Use for a Self-Service Laundry within the I-1 Industrial District, which is required for retail uses within Section 117-139 Code. This is located at 2404 E. Matthews. This is being turned back to MAPC from Council for reconsideration.

Attachments: [Application](#)
 [Staff Summary](#)
 [Adjoining Property Owners Notifications](#)
 [Conditional Use Letter](#)
 [USPS Receipts](#)
 [USPS Returned Cards](#)
 [200 ft mailing](#)
 [Aerial View](#)
 [New Trends in Laundromat Industry](#)
 [Laundrymat Facility Plans](#)
 [Final Signed Application](#)

7. Rezoning

RZ 16-28

RZ 16-28: 1917 Kellers Chapel Road - 1.67 Acres of Land requesting R-1 and C-3 to RM-8 - Devon Scott

George Hamman of Civilogic on behalf of Devon Scott is requesting MAPC approval of a Rezoning from R-1 Single Family Residential District and C-3 General Commercial District to RM-8 Residential Multi-Family Classification; eight units per net acre, includes all forms of units, duplexes, triplexes, quads and higher with a Limited Use Overlay for 1.67 Acres of land located at 1917 Keller's Chapel Road.

Attachments: [Application](#)
 [Staff Summary](#)
 [Rezoning Plat](#)
 [Site Plan Layout](#)
 [Map of Location](#)
 [Photos of Property](#)
 [Petition Signatures](#)
 [Pictures of Rezoning Sign](#)

RZ-17-01

RZ 17-01: 806 W. Johnson - 100 square feet of Land - R-1 to I-2 - ROC Outdoor

Zach Beliew owner of ROC Outdoor, LLC (Billboard Owner) on behalf of Jim Scurlock of Scurlock Holdings is requesting MAPC approval of a Rezoning from R-1 Single Family Residential District to I-2 General Industrial District for 100 square feet of land that he rents that is located at 806 W. Johnson Avenue. This property has a billboard and to conform to State Regulations the zoning has to be changed.

Attachments: [Rezoning Application](#)
 [Staff Summary](#)
 [Rezoning Plat](#)
 [Arkansas State Highway Letter](#)
 [Map](#)
 [Zoning Letter](#)
 [Map Location](#)

RZ-17-02

RZ 17-02: 719 Southwest Drive - .28 Acres - R-1 to C-3 - Mitra Delshad

Mitra Delshad is requesting MAPC approval of a Rezoning from R-1 Single Family Residential District to C-3 General Commercial District for .28 acres of land located at 719 Southwest Drive.

Attachments: [Application](#)
 [Staff Summary](#)
 [Rezoning Plat](#)
 [Plat of Marlo Acres](#)
 [Overview of Zoning](#)
 [Map Location](#)
 [Commercial Zoning](#)

RZ-17-03

RZ 17-03: 2319 Congress Cove - 4.15 Acres of Land - R-1 to C-3 - Kelly Pope

Travis Fisher of Tralan Engineering on behalf of Kelly D. Pope owner of Green Grass Investments, LLC is requesting MAPC approval of a Rezoning from R-1 Single Family Residential District to C-3 General Commercial District for 4.15 acres of land located in the back of 2319 Congress Cove.

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

8. Staff Comments

9. Adjournment