



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, October 10, 2017

5:30 PM

Municipal Center

1. Call to Order

2. Roll Call

3. Approval of minutes

MIN-17:112 MINUTES: Meeting Minutes from September 26, 2017 MAPC Meeting.

Attachments: [MAPC Meeting Minutes from September 26, 2017](#)

4. Miscellaneous Items

SP-17-08 SITE PLAN APPROVAL: Reserve at Hill Park -- 2221 Hill Park Cove

George Hamman of Civilogic requests MAPC Approval of a Site Plan for 2221 Hill Park Cove for land that is zoned PD-C -- Planned Development-Commercial. The Final Site Plan for this development was approved on January 12, 2016.

Attachments: [Haag Brown Plans](#)
[Ordinance for Zoning of Land](#)
[Staff Memo dated January 7, 2016](#)
[Layout approved - January 6, 2016](#)
[PP 16-02 FP 16-02 The Reserve at Hill Park Subdivision](#)
[View of Location](#)
[Aerial View of Location](#)

SP-17-09 SITE PLAN: 3206 Elmhurst - Non Conforming Lot - No Street Frontage on Public Street

Terry Bare of Fisher Arnold Engineering representing the Warmacks is requesting approval for 3206 Elmhurst Drive, which consist of a non-conforming lot with no street frontage on a public street to construct building and remaining lots on the filed plat. This is located within a C-3 General Commercial District.

Attachments: [Non Conforming Lot Application](#)
[Gladiolus Business Park Filed Plat](#)
[Elmhurst Site Plan](#)
[Elmhurst Structural Steel Plan](#)
[Letter for Footings](#)
[View of Location](#)

5. Preliminary Subdivisions

PP-17-21 PRELIMINARY SUBDIVISION: Eden Hills Estates Phase 1

Mark Morris request MAPC Approval of a Preliminary Subdivision - Eden Hills Estates Phase 1 for 30 lots on 11.5 acres for property Zoned R-1 Single Family Residential District located north off Peachtree Avenue and west of Pebblewood Drive.

Attachments: [Application](#)
[Staff Report](#)
[Eden Hills Subdivision Plans](#)
[Aerial View of Location](#)

6. Final Subdivisions

PP-17-22 FINAL SUBDIVISION: Cypress Pointe Subdivision Phase 1

Mark Morris request MAPC approval of a Final Subdivision - Cypress Pointe Subdivision Phase 1 for 24 lots on 8.5 acres for property Zoned R-1 Single Family Residential District located on Old Paragould Road south of Shagbark Lane and North of Cypress Springs Road.

Attachments: [Application](#)
[Staff Report](#)
[Cypress Pointe Phase I Subdivision Plans](#)
[Aerial View of Location](#)

PP-17-23 FINAL SUBDIVISION: Lake Pointe Estates Subdivision Phase 1

Mark Morris request MAPC approval for Final Subdivision - Lake Pointe Estates Subdivision Phase 1 for 30 lots on 15 acres located Southside of Woodsprings Road, East of Friendly Hope Road within a R-1 Single Family Residential District.

Attachments: [Application](#)
[Staff Report](#)
[Lake Pointe Estates Phase I Subdivision Plans](#)
[Aerial View of Location](#)

7. Conditional Use

CU-17-17

CONDITIONAL USE: CU 17-17: 3016 N. Church

Homeless Ministries of Jonesboro is requesting MAPC Approval of a Conditional Use to allow a Group Residential Home within an R-1 Single Family Residential District located at 3016 N. Church.

THIS HAS BEEN WITHDRAWN BY THE APPLICANT.

Attachments: [Application](#)
[Staff Summary](#)
[3016 North Church Property Map](#)
[Property Owners](#)
[USPS Returned Green Cards](#)
[USPS Receipts](#)

CU-17-18

CONDITIONAL USE: CU 17-18: 3007 Dan Avenue

City of Jonesboro is requesting MAPC Approval of a Conditional Use to allow a shop for City Cemetery Maintenance Building for Government Services within an R-1 Single Family Residential District located at 3007 Dan Avenue.

Attachments: [Application](#)
[Staff Summary](#)
[Site Plan](#)
[Cemetery Maintenance Building](#)
[USPS Receipts](#)
[Property Owners Notifications - All](#)
[USPS Returned Green Cards](#)
[Aerial View of Location](#)

CU-17-19

CONDITIONAL USE: CU 17-19: 3702 Moore Road

City of Jonesboro is requesting MAPC Approval of a Conditional Use to allow a Public Shooting Sports Complex within an I-1 General Industrial District located at 3702 Moore Road.

Attachments: [Applications](#)
[Staff Summary](#)
[JB Shooting Complex Schematic COJ Revised Layout1](#)
[Plat](#)
[Property Owner Notifications](#)
[Vicinity Map](#)
[USPS Returned Green Cards](#)

8. Rezonings

RZ-17-25

REZONING: RZ 17-25: 1110 Loberg Lane

George Hamman of Civilogic on behalf of Chris Ishmael is requesting a Rezoning from R-1 Single Family Residential District to RM-8 Residential Multi-Family Classification: Eight units per net acre, includes all forms of units, duplexes, triplexes, quads and higher with Limited Use Overlay District for 1.36 acres of land located at 1110 Loberg Lane. This was on September 12th, 2017 Meeting, but was tabled till October 10, 2017 meeting.

Attachments: [Application](#)
 [Staff Summary](#)
 [Site Plan Layout](#)
 [Rendering of Project](#)
 [Pictures of Old House and New Building](#)
 [Old House and New House Replacement](#)
 [Rezoning Plat](#)
 [Land Survey](#)
 [Picture of Lot](#)
 [Letter from Renter for Rezoning](#)
 [Opposition Letter](#)
 [Email from Judy Casteel](#)
 [Letter about receipts from USPS](#)
 [Pictures from Neighbors](#)
 [Pictures from Mary Beth Williams](#)
 [Petition Signed By Neighbors](#)
 [Opposition Letter from Shirley Moore](#)
 [Handhout from neighbors](#)
 [USPS Receipts](#)
 [Aerial view of Location](#)

Legislative History

9/12/17	Metropolitan Area Planning Commission	Tabled
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RZ-17-28

REZONING: RZ 17-28: 4517 E. Parker Road

Robert J. Gibson on behalf of owner S & K Gardens, LLC is requesting a Rezoning from I-1 General Industrial District to C-3 General Commercial District for 6.00 acres of land located at 4517 E. Parker Road

Attachments: [Application](#)
 [Staff Summary](#)
 [Plat](#)
 [Property Owner Notifications](#)
 [Deed](#)
 [USPS Receipts](#)
 [Aerial View of Location](#)

RZ-17-29 REZONING: RZ 17-29: 1106 E. Johnson

T. Benton Smith on behalf of Kevin Alpe of K & A Investments, LLC is requesting MAPC Approval for a rezoning from I-1 Limited Industrial District to RM-16 Residential Multi-Family Classification: 16 units per net acre, includes all forms of Units, Duplexes, Triplexes, Quads, and Higher for .58 acres located at 1106 E. Johnson.

Attachments: [Application](#)
[Staff Summary](#)
[Plan](#)
[Deed](#)
[Rezoning Plat](#)
[Letter To Public about Public Meeting](#)
[Neighborhood Meeting Minutes](#)
[Property Owner Notifications](#)
[Opposition Email from Attorney](#)
[Aerial View of Location](#)

9. Staff Comments

COM-17:073 ELECTION OF OFFICER: MAPC Election of Vice Chair

New Vice Chair to be reelected since Mr. Ron Kelton resigned.

10. Adjournment