



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Agenda Metropolitan Area Planning Commission

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Tuesday, February 12, 2019

5:30 PM

Municipal Center

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### 1. Call to order

### 2. Roll Call

### 3. Approval of minutes

MIN-19:012 MINUTES: January 22, 2019

Attachments: [Meeting Minutes from January 22, 2019 MAPC Meeting .pdf](#)

### 4. Miscellaneous Items

COM-19:008 CONCEPTUAL REVIEW: 200 Kathleen Street

Mark Morris of Mark Morris Construction requests MAPC preliminary Conceptual Review of property located at 200 Kathleen Street for a proposed development of Mini-Storages. This is currently I-1 Limited Industrial District Limited Use Overlay on 4.58 acres of land.

Attachments: [Mini Storage.pdf](#)

### 5. Preliminary Subdivisions

PP-19-04 PRELIMINARY SUBDIVISION: The Orchard Phase I

Michael Boggs of Tralan Engineering, LLC on behalf of owner No Rest, LLC request MAPC Approval of a Preliminary Subdivision Approval for 66 proposed lots on 19.70 +/- acres, within the RS-8 Single Family Residential District with a Limited Use Overlay of 7,100 square foot lot minimum located on Flemon Road.

Attachments: [The Orchard Phase 1 Subdivision Plans.pdf](#)  
[Staff Report.pdf](#)  
[Overall Layout.pdf](#)  
[Layout Plan.pdf](#)  
[Plans.pdf](#)  
[SWPPP Large Site.pdf](#)  
[Legislation Details \(With Text\).pdf](#)

### 6. Final Subdivisions

## **7. Conditional Use**

### **CU-19-01**

#### CONDITIONAL USE: 2905 GILMORE DRIVE

Mataji, LLC is requesting MAPC approval for a Conditional Use for a Hotel to be built on Lot 2 of the Best Inn and Suites within the C-2 Downtown Fringe Commercial District, which is required for Hotel Uses within Section 117-139 of the code. This is located at 2905 Gilmore Drive.

**Attachments:** [Application.pdf](#)  
[Staff Summary.pdf](#)  
[Site Plan.pdf](#)  
[USPS Receipts.pdf](#)

## **8. Rezoning**

### **RZ-19-01**

#### REZONING: Lots 21 and 22 of Dudley's Subdivision - Fred Street

Carlos Wood of Wood Engineering on behalf of Harold Ray Simpson is requesting MAPC approval for a Rezoning from C-3 General Commercial District to RM-16 Residential Multi-family classification; 16 units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher for .33 Acres +/- of land located on Fred Street - lots 21 and 22 of Dudley's Subdivision.

**Attachments:** [Application.pdf](#)  
[Staff Summary.pdf](#)  
[Notification Letter.pdf](#)  
[Rezoning Plat.pdf](#)  
[Turner Rezoning Map.pdf](#)  
[USPS Receipts.pdf](#)

## **9. Staff Comments**

## **10. Adjournment**