



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, November 12, 2019

5:30 PM

Municipal Center

1. Call to order

2. Roll Call

3. Approval of minutes

[MIN-19:107](#) MINUTES: Tuesday, October 22, 2019

Attachments: [Meeting Minutes from October 22 MAPC Meeting](#)

4. Miscellaneous Items

[COM-19:069](#) SIDEWALK REQUEST: 811 Windover Road

Johnathan Cown of CNI Construction Network, Inc. on behalf of Bartels Family Dentistry is requesting from MAPC to be able to pay the Sidewalk "In Lieu" Payment of \$5765.34, instead of installing the sidewalk along 811 Windover Road. The total area of sidewalk is 111 square yards.

Attachments: [Letter](#)
[Application](#)
[Plan](#)
[Site Development](#)
[Site Plan Certification Letter](#)
[Bartels Plan Set](#)
[Letter](#)
[Pictures](#)

[COM-19:074](#) SITE PLAN: Journey Campus - Modular Buildings

Michael Polk of the Journey Campus requests MAPC Approval on a site plan revision to leave the 4 temporary modular classroom buildings on property located at 1701 Disciple Drive, previously approved as a conditional use approval for a proposed 600 seat worship and educational center within an R-1 - Single Family Medium Density District on December 11, 2012. The Modular Classroom Buildings were suppose to be looked at again in two years. This is to extend those Modular Classroom Buildings into end of 2020, which should give the Church enough time to complet their building process.

Journey Campus is requesting MAPC Approval to pay the Sidewalk "In Lieu" Payment of

\$3, 479.98, instead of installing the sidewalks along Mockernut The Total area 603 square feet or 67 square yards.

Journey Campus is requesting MAPC Approval to consider the existing site that contains several acres of undisturbed wooded areas. They are asking that the existing trees should be accounted in satisfaction of the overall Landscape requirements. The Church is also asking MAPC Approval to consider the existing parking lot to be allowed to remain with the existing configuration and not have to adhere to the Landscape Ordinance that requires a tree island every 15 parking spaces.

Attachments: [ApprovedConditionalUseSite Plan Dec 11 2012 \(1\)](#)
[JourneyCampus-RevisionModularBldg-Model \(2\)](#)
[Info from 05.27.14](#)
[Minutes from 05.27.14 Meeting](#)
[SP 19-268](#)
[journey church sdp set 10-4-19](#)
[add 01 plans](#)
[add 01 specs](#)
[add 02 plan](#)
[add 02 specs](#)
[Aerial View](#)
[Sidewalk In Lieu Request](#)
[Overall Aerial No Sidewalks Key Place Subdivision](#)
[Mockernut Street Photos](#)
[Landscape Request](#)

5. Preliminary Subdivisions

PP-19-23 PRELIMINARY SUBDIVISION APPROVAL: Prospect Farms Phase VI

Mark Morris of Mark Morris Construction, LLC requests MAPC Preliminary Subdivision Approval for 56 proposed lots on 17 acres located South of Buckwood Drive and South of Prospector Drive and South of the Wildwood Subdivision. This property is zoned R-1 Single Family Residential District.

Attachments: [Application](#)
[Subdivision Plan](#)
[Staff Report](#)
[Aerial View](#)

PP-19-25 PRELIMINARY SUBDIVISION APPROVAL: The Landing @ Hudson

Carlos Woods of Wood Engineering on behalf of C & O Enterprises, LLC is MAPC Approval of a Preliminary Subdivision Approval for The Landing @ Hudson for 22 proposed lots on 6.38 Acres +/- located 3423 Hudson Drive east off of Old Greensboro Road within the R-1 Single Family Residential District.

Attachments: [Application](#)
 [Plat](#)
 [Staff Report](#)
 [Aerial View of Location](#)

6. Final Subdivisions

PP-19-22 FINAL SUBDIVISION APPROVAL: Willow Pointe Phase IV

Mark Morris of Mark Morris Construction, LLC is requesting MAPC Final Subdivision Review for Willow Pointe Phase IV Approval for 27 lots and 12.20 +/- acres located on Airport Road and South of Countrywood subdivision within the R-1 Single Family Residential District.

Attachments: [Application](#)
 [Staff Report](#)
 [Plat](#)
 [Picture of Area](#)

PP-19-24 FINAL SUBDIVISION APPROVAL: 4406, 4408, 4410, 4412 Fred Street

Carlos Wood of Wood Engineering on behalf of Lynn Turner is requesting MAPC Subdivision Plat approval to allow the splitting of one lot to four lots that include .77 acres +/- located at 4406, 4408, 4410 and 4412 Fred Street of the Lynn Turner - Block D Replat that is within the RS-7 Single-family Residential District; minimum 6,222 sq. ft. lot required.

Attachments: [Application](#)
 [Subdivision Application](#)
 [Fred Street Replat](#)
 [Aerial View of Location](#)
 [Rezoning Plat](#)
 [Letter from Nettleton Schools](#)
 [Legislation Details \(With Text\)](#)
 [Staff Summary - Council](#)

PP-19-26 FINAL SUBDIVISION APPROVAL: Brookshire Place Phase I

Mark Morris of Mark Morris Construction, LLC is requesting MAPC Final Subdivision Approval Review for Brookshire Place Phase I Approval for 30 proposed lots on 5.82 +/- acres located on Kathleen Street and South of the Airport and Missouri Pacific Railroad Track within the RS-8 Single-family residential district; minimum 5,445 sq. ft. lot required.

Attachments: [Application](#)
 [Staff Report](#)
 [Plat](#)
 [Aerial View of Location](#)

7. Conditional Use

CU-19-09

CONDITIONAL USE: Corner of Race and Fair Park Blvd - 2631 Race Street and 2601 Fair Park Blvd.

George Hamman of Civilogic on behalf of Fair Park Crossing, LLC is requesting MAPC Approval for a Conditional Use, because they have purchased 14 acres and a portion of the property a bank wants to buy. Banks are allowed in a C-2 Zoning Classification, with a Conditional Use Permit, which is required within Section 117-139 of the code. This is located at corner of Race and Fair Park Blvd - 2631 Race Street and 2601 Fair Park Blvd.

Attachments: [Application](#)
[Letter](#)
[Staff Summary](#)
[FNBC Site Studies](#)
[Returned Sign Property Owner](#)
[USPS Receipts](#)

CU-19-10

CONDITIONAL USE: 108 Marble Lane

Adam Stormes of Happy Tails Playcare, LLC is requesting MAPC Approval for a Conditional Use to have a pet daycare and a boarding facility within an I-1 Limited Industrial District, which is required to have a Conditional Use Permit within Section 17-139 of the code. This is located at 108 Marble Lane.

Attachments: [Application](#)
[Letter](#)
[Staff Summary](#)
[Parking Plan](#)
[Pictures](#)
[USPS Receipts](#)
[Aerial View](#)
[Jumpin Joe and Industrial Park Revised Plat](#)

CU-19-11

CONDITIONAL USE: 1498 Red Wolf Blvd

Sign-Tech of Paragould, LLC on behalf of Namita Kumar is requesting MAPC Approval for a Conditional Use for a digital / illuminated sign located at 1498 Red Wolf Blvd, which is the Checks, within 250 ft., of R-1 Single Family Residentially zoned properties. This is located within a C-3 General Commercial District.

Attachments: [Application](#)
[Site Plan](#)
[Letter](#)
[Staff Summary](#)
[Owner Notification](#)
[RP 19-15 CHECKERS REPLAT - RED WOLF AND NETTLETON](#)
[USPS Receipts](#)
[Checkers Site](#)

CU-19-12 CONDITIONAL USE: 2001 W. Washington Avenue

Anderson LED Signs on behalf of Washington Avenue Church of Christ is requesting MAPC Approval for a Conditional Use for a digital / illuminated sign located at 2001 W. Washington Avenue, which is within 250 ft., of R-1 Single Family Residentially zoned properties. This is located within an R-2 Multi Family Low Density District.

Attachments: [Application](#)
[Staff Summary](#)
[Letter](#)
[Sign Rendering](#)
[Plat](#)
[Aerial](#)
[USPS Receipts](#)

8. Rezonings

RZ-19-15 REZONING: 2702 and 2704 Fred Street

Harold Ray Simpson is requesting MAPC Approval for a Rezoning from C-3 General Commercial District to RS-7 Single Family Residential District; minimum 6,222 sq. ft. lot required for .33 Acres +/- of land located at 2702 and 2704 Fred Street.

Attachments: [Application](#)
[Staff Summary](#)
[Rezoning Plat](#)
[Turner Rezoning Map](#)
[USPS Receipts](#)

RZ-19-16 REZONING: 1100 Dove Road

Tracey and Matt Parker of Parker Real Estate, LLC is requesting MAPC Approval for Rezoning from R-1 Single Family Residential District and R-2 Multi Family Low Density District to RS-7 Single Family Residential District; minimum 6,222 sq. ft. lot required for .55 Acres +/- of land located at 1100 Dove Road.

Attachments: [Application](#)
 [Staff Summary](#)
 [Rezoning Plat](#)
 [Deed Lots 57 and 58 Country Club Heights](#)
 [Deed](#)
 [Parker - Property Owner Notification](#)
 [Parker-Certified Mail Receipts 1](#)
 [Parker-Certified Mail Receipts 2](#)

RZ-19-17

REZONING: 2401 Race Street

George Hamman of Civilogic on behalf of Fair Park Crossing, LLC is requesting MAPC Approval for Rezoning from C-2 Downtown Fringe Commercial District to C-3 General Commercial District for 12.32 Acres +/- of land located at 2401 Race Street.

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

9. Staff Comments

10. Adjournment