SP 16-288

Grading Only

APPLICATION FOR COMMERCIAL BUILDING & ZONING PERMIT
- INCLUDES MULTI-FAMILY 3+ UNITS

Planning & Zoning, P.O. Box 1845, Jonesboro, AR 72403 – (870) 932-0406, fax (870) 336-3036
www.jonesboro.org

(OFFICE USE ONLY) PERMIT NO. ISSUED: SP 16-288	DATE: 9/14/16

Property Information	Parcel No. (if known)

Address: 309 & 311 E Oak 1005 Cobb	City Jonesboro	

Zoning Classification: RZ CILUO

Please describe proposed use: Single family Condo / Single family Residence

Applicant's Name: Midtown Development / Josh Olson

Address:
308 E Cherry Ave

City: Jonesboro	State: Ar	ZIP Code: 72401

Phone: 870-243-3993	Email Address: josholson @ suddenlink.net

Arkansas Contractor License #:	Privilege #:

Owner's Name: (If Same, Input Same)

Address: SAME		

City:	State:	ZIP Code:

Phone:	Email Address:

Asbestos Requirement (State of Arkansas): State regulations require contractors to have lead and asbestos inspections prior to renovation or alterations of commercial structures. You are required to contact: Arkansas Department of Environmental Quality (ADEQ) at: 501-682-0718.

Three (3) Copies of Site Plan: Yes / No *(Please circle)*	Three (3) Complete Set of Construction Documents: Yes / No *(Please circle)*
Type of Construction: NEW	Code Review Included: Yes / No *(Please circle)*

Seismic Zone #3 Signed Certification: Yes / No *(Please circle)*

Engineering Firm: ECOLOGICAL DESIGN	
Engineer's Certification and Signature: Yes / No *(Please circle)*	Phone: 870-588-6426

Address: 210 E MERRIMAN	City:	State:

Architectural Firm: Rob Sharp	
Architect's Certification and Signature: Yes / No *(Please circle)*	Phone:

Address:	City:	State:

CONTRACTED PRICE OF PROJECT: $ 1.2 m

Flood Plain: Yes / No *(Please circle)*	Flood Zone District:

Elevation Certificate Required: Yes / No *(Please circle)*

FEMA CLOMA/LOMA Required: Yes / No *(Please circle)*	GF Issuance:	Certificate #:

(Please sign Page 2)

APPLICATION FOR COMMERCIAL BUILDING & ZONING PERMIT APPLICATION PAGE 2

TYPE OF IMPROVEMENT:	PROPOSED USE:
New Building: ✓	Multi-Family: ✓
Addition:	Institution:
Interior Alteration:	Assembly:
Demolition:	Industrial:
Moving:	Business:
Foundation Only:	Storage:
Change of Use:	Mercantile:
Sign:	Hazardous:
Site & Drainage/Grading Permit:	
Other:	

COMMENTS (OFFICE USE ONLY)

Planners Remarks:

Fire Inspections Remarks:

Sanitation Department Remarks:

Engineering Remarks:

Building Department Remarks:

Review Status:

Zoning Dept.:	Engineering Dept.:	Fire Marshall:	Building Dept.:

APPLICANT'S CERTIFICATION

I certify that the answers to the above questions and any statements made on same are true and complete to the best of my knowledge.

Print Name : Josh Olson	Designation: Owner	Phone/Fax: 870-243-3993
Email: josh.olson@jonesbororealtycompany.com		
Signature:		Date: 9/14/16

Residential Approvals – Planning Review (select all that apply) *01-0731*:

☐ Single Family Dwelling ☐ Multiple Family Dwelling ☐ Detached/Accessory Bldg
☐ Single Family Additions ☐ Single Family Alterations ☐ Swimming Pools
☐ Walls, Fences, Decks Etc ☐ Multi Family Additions ☐ Multi Family Accessory Bldg

Commercial Approvals – Planning Review (select all that apply) *01-0732*:

☐ Building _____ Sqft. ☐ Interior Alterations/Repairs ☐ Awnings/Canopies
☐ Accessory Bldgs, etc. ☐ Parking Lots ☐ Landfill and Extraction
☐ Gravel Mining ☐ Change of Use ☐ Storage Tanks
☐ Temp Tents, Trailers & Structures

Residential Zoning Districts : (Zoning Map Amendments) *01-0516*:

☐ Single Family Districts _____ Acres
☐ Multi Family Districts _____ Acres

Non-Residential Zoning Districts : (Zoning Map Amendments) *01-0516*:

☐ Zoning Map Amendments _____ Acres

Special District Applications *01-0516*:

☐ Village Residential Overlay ☐ JMA-O, Jonesboro Municipal Overlay District
☐ Planned Development District _____ phase (preliminary, final, modification)

Board of Zoning Appeals Fee *01-0516*:

☐ Residential ☐ Commercial ☐ Conditional Use ☐ Compatible Non-Conforming Use

Subdivision Planning Fees *01-0733*:

☐ Minor Plats & Replats ☐ Reviews MAPC Approval: _____ Lots _____ Acres

On/Off-Premise Signage Permits – Planning Review *01-0734*:

☐ Billboards ☐ High Rise Interstate _____ faces ☐ Bulletin Board _____ Sqft
☐ Construction Sign ☐ Ground Sign _____ Sqft ☐ Wall & Awning _____ Sqft
☐ Directional Sign _____ Sqft ☐ Pole Sign _____ Sqft ☐ Marquee Sign _____ Sqft
☐ Promo Event ☐ Special Event Sign ☐ Grand Opening Sign
☐ Corner or Interior Parcel Sign _____ Sqft Faces _____

Zoning Sign Deposit 01-0155: ☐ _____ Number of Signs

Mapping and Duplicating Services Per Page *01-0735*:

☐ 8 ½" x 11" BW Copies ☐ 8 ½" x 11" Color Map ☐ Over Size Page ☐ Zoning Resolution
☐ Zoning Map 36"x50" ☐ Land Use (36"x44") ☐ 11"x17" Map
☐ Property Owner Search/Plat Map ☐ Zoning Certification Letter

Total Pages _____

Description: _Grady only_ Total Amount Due: _0_

Site Address: _309, 311 E. Oak /1005 Cobb_ Tracking No. _SP 16-288_

Midtown Development _Dena Peek_ _9/15/16_

Customer   Customer #   City Official   Date

MIDTOWN DEVELOPMENT LLC

Oak Street Façade, Townhouses

Cobb Street Façade, Carriage House

One Bedroom Townhouses

MidTown Jonesboro, Oak and Cobb
8 October, 2015. © Classic American House, LLC

SHOTGUN HOUSE

SHOTGUN HOUSE

SHOTGUN HOUSE

PRIVATE COURTYARD

PRIVATE COURTYARD

PRIVATE COURTYARD

GARAGES, 6 STALLS

CARRIAGE HOUSE, 1 STALL

7 PARKING STALLS

COBB STREET

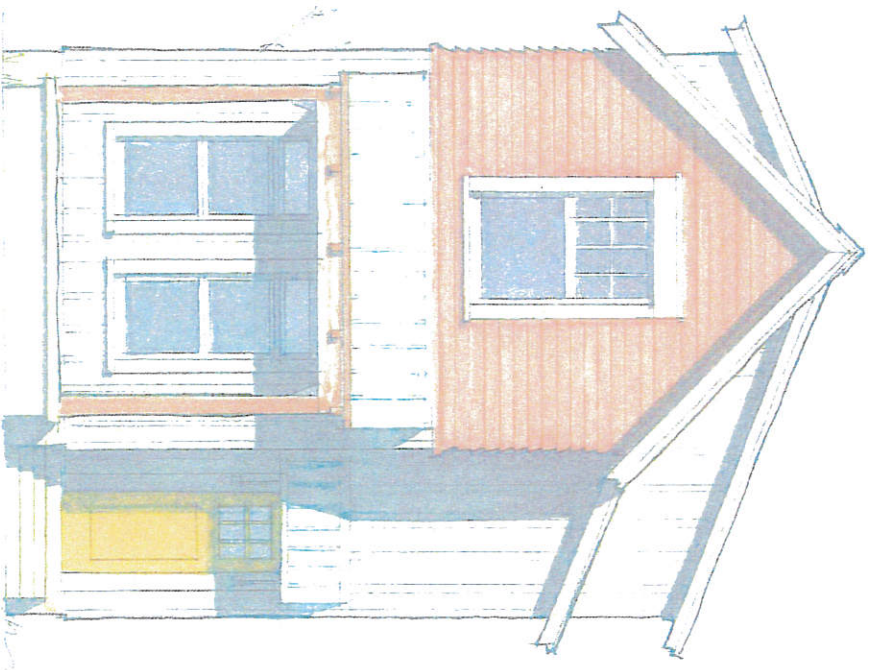TOWNHOUSE BUILDING, 5 TWO BEDROOM TOWNHOUSES w/ ATTACHED GARAGE
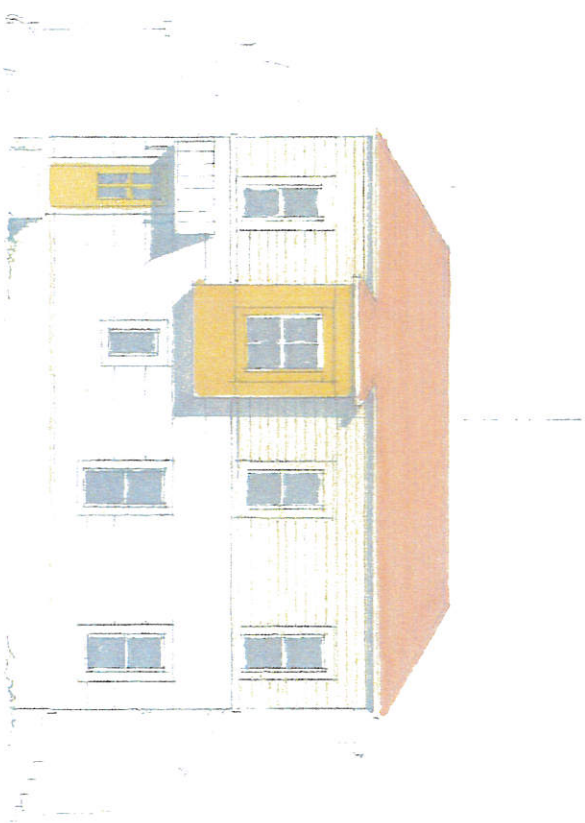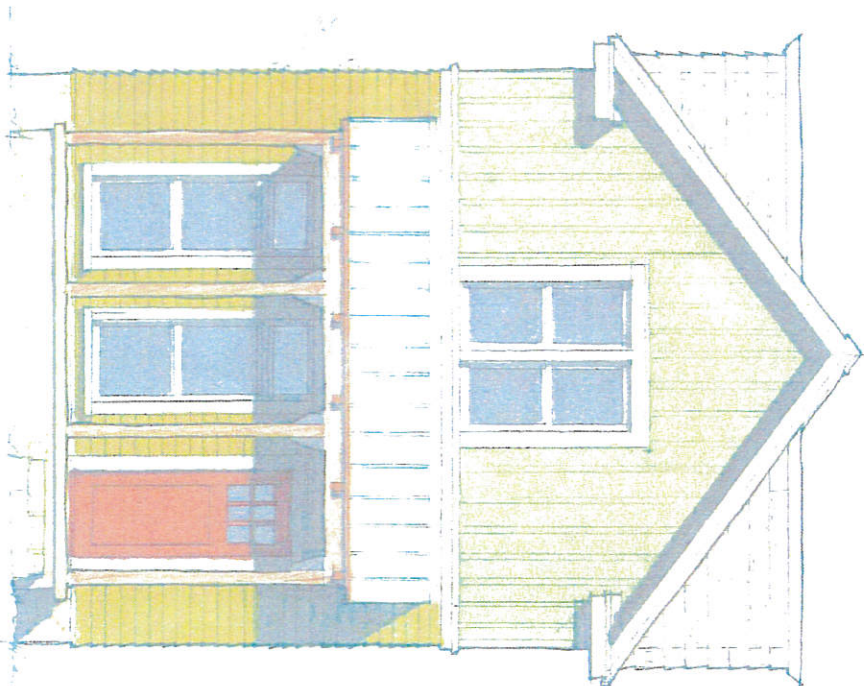
2 ONE BEDROOM TOWNHOUSES
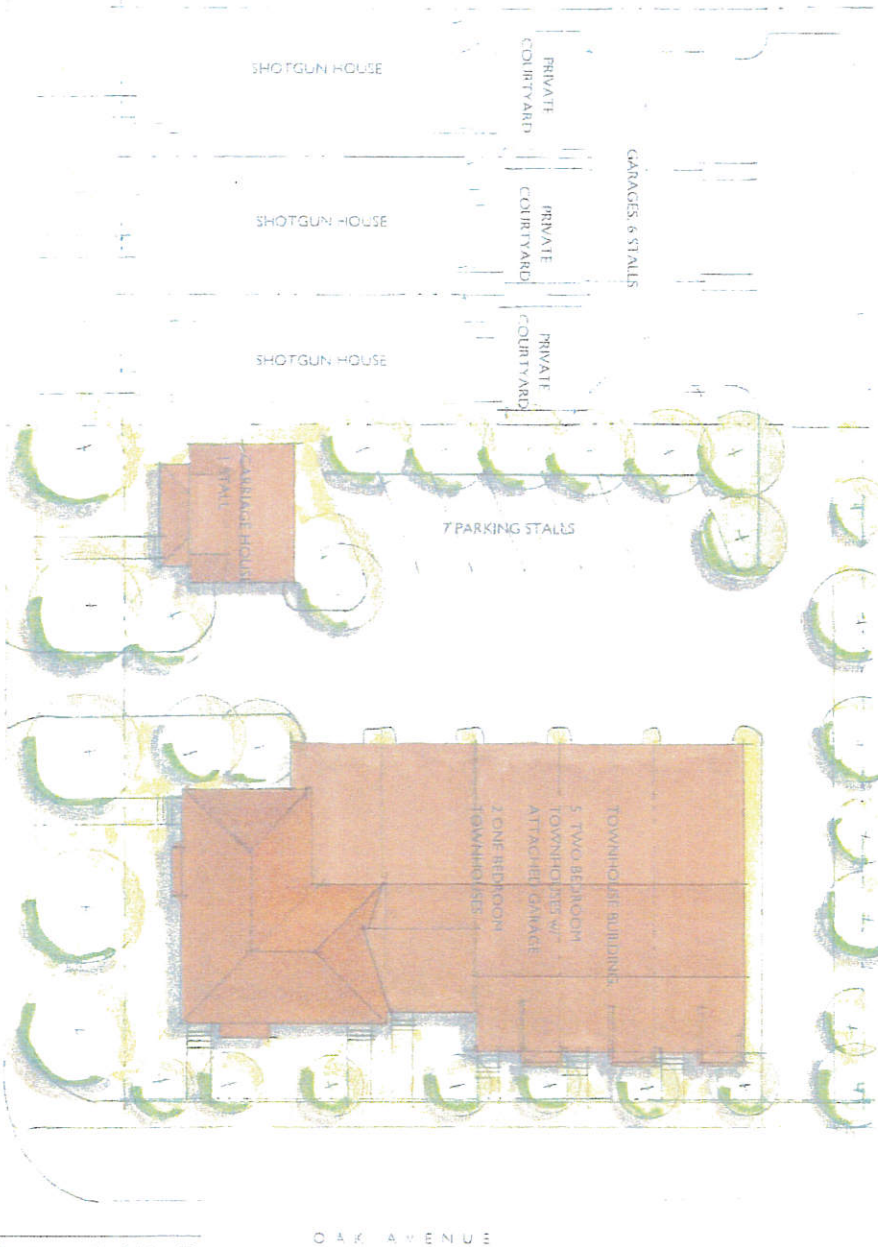
OAK AVENUE

PROJECT SCOPE, PHASE ONE

5 TWO BEDROOM TOWNHOUSES AT 1,048 sq ft w/ ATTACHED GARAGE

2 ONE BEDROOM TOWNHOUSES AT 684 sq ft

1 CARRIAGE HOUSE AT 988 sq ft

7,596 sq ft TOTAL

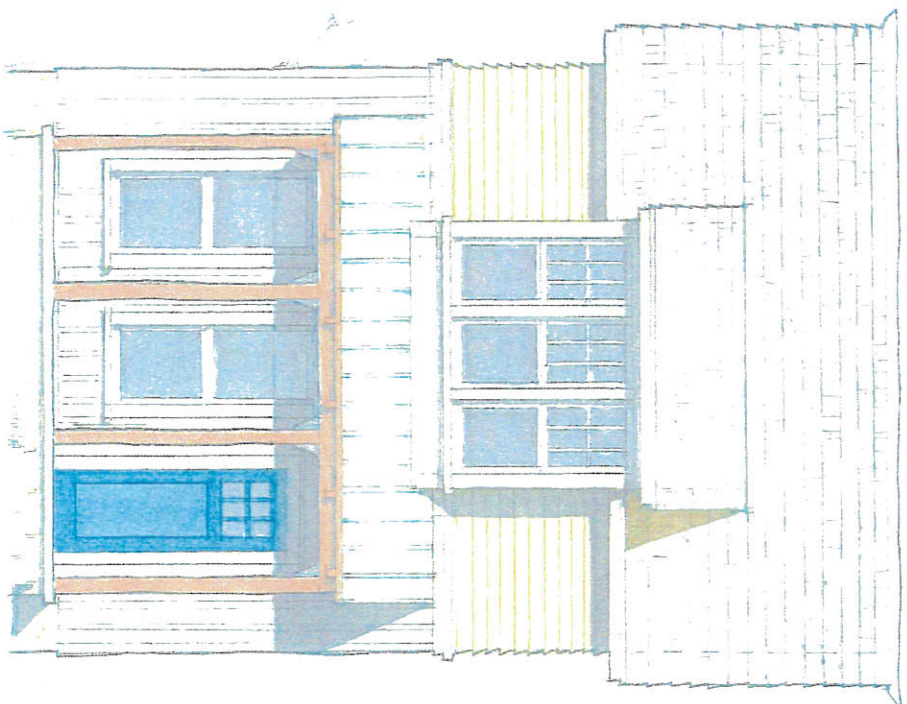6 GARAGE PARKING STALLS, 7 SURFACE PARKING STALLS

STREET FACADE, BURLINGTON HOUSE
SW "B" STREET, DOWNTOWN BENTONVILLE
11 JUNE 2015   CLASSIIC AMERICAN HOUSE

STREET FACADE, DOVER HOUSE
SW "B" STREET, DOWNTOWN BENTONVILLE
11 JUNE 2015   c CLASSIC AMERICAN HOUSE

STREET FACADE, HARTMAN HOUSE
SW "B" STREET, DOWNTOWN BENTONVILLE
11 JUNE 2015   c CLASSIC AMERICAN HOUSE

Midtown Development is tasked to re-create a strong, sustainable, and inclusive community. Renewing a community environment in a specific area of Jonesboro anchored by the county's largest employer, central intersection(Main and Nettleton) and a vibrant Jonesboro School.

- This is a Townhome Project that fits in scale with existing houses and architecture.

- One Million dollar investment in Midtown Jonesboro that will attract additional neighborhood development.

- Would satisfy Medical Community Demand for small scale townhouses and higher density living areas.

- Excellent addition to increase walkability, and connectivity from community to Downtown and Midtown Jonesboro.