



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, May 12, 2020

5:30 PM

Municipal Center

1. Call to Order

2. Roll Call

3. Approval of minutes

[MIN-20:042](#) MINUTES: MAPC MINUTES - APRIL 28, 2020

Attachments: [MAPC Minutes from April 28, 2020](#)

4. Miscellaneous Items

[COM-20:022](#) SIDEWALK IN LIEU FEE: 811 Windover Road

George Hamman of Civilogic on behalf of Bartels Family Dentistry is requesting from MAPC to be able to pay the Sidewalk "In Lieu" Payment of \$5,931.84 along 811 Windover Road. The total are of sidewalk being requested for is 111 sy. The 2020 Rate is \$53.44 per square yard.

Attachments: [Letter](#)
[Plan](#)
[MAPC Meeting 11.12.19](#)
[Vote from MAPC Meeting 11.12.19](#)
[Pictures](#)

5. Preliminary Subdivisions

6. Final Subdivisions

[PP-20-06](#) FINAL SUBDIVISION REPLAT: Fair Park Crossing

George Hamman of Civilogic on behalf of Fair Park Crossing, LLC is requesting MAPC Replat Approval because the frontage along Caraway Road is only 59.94 ft. and the stated minimum is 60 ft.. The shorage is .06' which is only 3/4 inches short of the requirement. Also, The developers would like to have MAPC Permission to install a 40 ft driveway into that lot. However the commercial requirements state that commercial driveways are to be a minimum of 25 ft from the side property lines. If 25 ft is measured from both sides, there are only 9.94 of width for a driveway. The is within the C-2

Downtown Fringe Commercial District.

Attachments: [Replat](#)
[Fair Park Crossing Subd. Set](#)
[Aerial View](#)
[Phase 2 Plat](#)
[Email from Craig Light](#)
[Traffic Study](#)

Legislative History

4/14/20	Metropolitan Area Planning Commission	Tabled
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7. Conditional Use

CU-20-03

CONDITIONAL USE: 1500 Loberg Lane

Josh Olson Realtor on behalf of Dennis Lard is requesting MAPC Approval for a Conditional Use based on the sale of a property to be issued to continue use as a business on land located at 1500 Loberg Lane. This is located on an R-1 Single Family Residential District.

Attachments: [Application](#)
[Staff Summary](#)
[Pictures of Signs and Location](#)
[Property Owners Signatures](#)
[USPS Receipts](#)

8. Rezoning

RZ-20-03

REZONING: 1020 E Washington Avenue

George Hamman of Civilogic on behalf of Jahbari McLennan are requesting MAPC Approval for a Rezoning from C-3 General Commercial to RM-12 - Residential Multi-Family Classification, 12 units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher Limited Use Overlay for .34 Acres +/- of land located at 1020 East Washington Avenue.

Attachments: [Application](#)
 [Certified Receipts](#)
 [Floor Plan](#)
 [Front and Left Building Elevations](#)
 [Preliminary Layout number 3](#)
 [Rear and Right Building Elevations](#)
 [Rezoning Plat](#)
 [Property Owner Notifications Signed](#)
 [Plat of Survey](#)
 [Email from Curtis L. Tate](#)
 [Email from Jason Marshall](#)
 [Email From Civilogic](#)
 [Staff Summary](#)

RZ-20-04

REZONING: 3006 Rook Road

Michael Daniels, Land Surveyor is requesting MAPC Approval for a Rezoning from R-1 Single Family Medium Density District to C-3 General Commercial Limited Use Overlay. for 15.3 Acres +/- of land located at 3006 Rook Road.

Attachments: [Application](#)
 [Rezoning Plat](#)
 [Certified Receipts](#)
 [Staff Summary](#)
 [Pictures of Area](#)

Legislative History

4/28/20	Metropolitan Area Planning Commission	Tabled
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RZ-20-05

REZONING: 3506 Southwest Drive

Jeremy Bevill of Fisher & Arnold, Inc. on behalf of Southern Hills Real Estate, LLC and Mr. Carroll Caldwell are requesting MAPC Approval for a Rezoning from C-3 General Commercial District Limited Use Overlay to PD-M for 118.34 Acres +/- of land located at 3506 Southwest Drive.

Attachments: [Application](#)
 [Letter](#)
 [Staff Summary](#)
 [Rezoning Plat](#)
 [Outline Plan](#)
 [Pictures of Rezoning Signs](#)
 [Certified Mail Receipts](#)
 [School District Letter](#)
 [First Baptist Church Notif. Signed](#)
 [Pattern Book](#)
 [Property Owner Signature](#)
 [Traffic Study](#)
 [Pedestrian Circulation Plan](#)
 [Email Southern Hills PD](#)
 [Email From David Handwork](#)

Legislative History

4/28/20	Metropolitan Area Planning Commission	Tabled
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9. Staff Comments

10. Adjournment