



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Agenda Metropolitan Area Planning Commission

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Tuesday, June 14, 2016

6:00 PM

Municipal Center

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### 1. Call to order

### 2. Roll Call

### 3. Approval of minutes

[MIN-16:061](#) Approval of the MAPC Meeting Minutes for May 24, 2016.

**Attachments:** [MAPC Meeting Minutes May 24, 2016](#)  
[Presentation MAPCMTG Disclaimer](#)

### 4. Preliminary Subdivisions

### 5. Final Subdivisions

[COM-16:043](#) Plat Approval: Waiver of Subdivision Requirements regarding curbing of public streets.

Hank Wentworth request MAPC Approval of a Minor Plat 16-09 for property located on Parnell Lane, located south of State HWY 91/Dan Ave.. Parnell Lane terminates into the subject property. The applicant will be required to plat and improve right-of-way south to a point of 60 ft. (at a minimal width) along the property frontage, but requests MAPC approval of the curbing requirement due to the fact that none of the street is curbed.

**Attachments:** [MP 16-09 HANK WENTWORTH LOT 1](#)  
[PURNELL LANE AERIAL](#)

### 6. Conditional Use

[CU-16-11](#) Conditional Use: CU 16-11: 211 and 217 Cate Street

MATH Investments, LLC is requesting MAPC approval of a Conditional Use for Multi-Family Townhouse Units to be located at 211 and 217 Cate Street on Ground and Upper level Floors in a C-1 Downtown Core Commercial District. Thirteen units are proposed.

**Attachments:** [Staff Summary](#)  
[Application](#)  
[Conditional Use](#)  
[Site Plan for East Street Townhomes](#)  
[Crowson Addition Record Replat](#)  
[Aerial View](#)

## **7. Rezonings**

**RZ-16-08** Rezoning: RZ 16-08: 1425 E. Johnson

Ayad Talih is requesting MAPC approval of a Rezoning from C-4 Neighborhood Commercial District to C-3 General Commercial District, LUO for 0.73 acres of land located at 1425 E. Johnson.

**Attachments:** [Staff Summary](#)  
[Application](#)  
[Rezoning Plat](#)  
[Warranty Deed](#)  
[Aerial Map](#)

**RZ-16-09** Rezoning: RZ 16-09: 6106 Southwest Drive

Quinn Aviation is requesting MAPC approval of a Rezoning from R-1 Single Family Residential District to I-1 Industrial District, for 13.27 acres of land located at 6106 Southwest Drive.

**Attachments:** [Staff Summary](#)  
[Application](#)  
[Aerial View](#)  
[Neighborhood Meeting](#)  
[Ordinance](#)  
[Quinn Aerial](#)  
[Warranty Deed](#)

**RZ-16-10** Rezoning: RZ 16-10: 739 Craighead Road

TWJD, LLC is requesting MAPC approval of a Rezoning from R-1 Single Family Residential District to RM-12 Residential Multifamily District classification; 12 units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher on 2.17 acres of land located at 739 Craighead Road.

**Attachments:** [Staff Summary](#)  
[Application](#)  
[Conceptual Layout](#)  
[Plat](#)  
[Aerial View](#)

## 8. Staff Comments

### COM-16:041 Sidewalk Variations in Subdivisions

Hardy Little, Architect, Little & Associates - Architects Requests MAPC approval of Sidewalk installation/approval variations.

Location: Briarwood Estates & Emerald Village-North Patrick St.

Cliet requests the eliminating of the sidewalks on the north side of Meredith Drive, east side of LeAnn Cove and the south side of Perry Drive. The walk along Patrick will remain, thereby still connecting the projects and providing paved access to the bus stop.

**Attachments:** [Memo - Sidewalk Request](#)

[Sidewalk Remaining in Subdivisions](#)

## 9. Adjournment