



# City of Jonesboro

300 South Church Street  
Jonesboro, AR 72401

## Meeting Agenda Metropolitan Area Planning Commission

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Tuesday, May 13, 2014

5:30 PM

Municipal Center

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### 1. Call to order

### 2. Roll Call

### 3. Approval of minutes

MIN-14:051 Approval of the MAPC Meeting Minutes for April 22, 2014.

Attachments: [MeetingMinutes\\_April222014](#)

### 4. Site Plan Review

SP-14-11 SP14- 11 Site Plan:

Travis Fischer, TraLan Engineering, requests MAPC approval of a final site plan for 4409 & 4421 E. Johnson Ave. for a restaurant use within a C-3 L.U.O. Distict for Papitos'.

Attachments: [Papitos Final Plans](#)

SP-14-12 Final Site Plan Review: 5306B Apt. Drive.

Carlos Wood on behalf of Turner Real Estate is requesting MAPC approval of a site plan for apartments to be located on Property Zoned RM-8 Limited Use Overlay (LUO) for 5306-B Apt. Drive.

Attachments: [Application](#)  
[AptDrApartments\\_DevelopDrainMap](#)  
[AptDrApartments\\_ExDrainMap](#)  
[AptDr\\_Apartments SP-1](#)  
[AptDr\\_Apartments GRADING ECM](#)

### 5. Subdivisions

PP-14-06 FP 14-04 Final Subdivision Plan: Jamestown Manor Phase IV

Tralan Engineering on behalf of the Owner: Nix Development, LLC requests MAPC approval of a Final Subdivision Plan Case FP 14-04 Jamestown Manor Phase IV, for 14 lots on 9.37 acres located North of Phase II of Jamestown Manor Subdivision and Williamsburg Dr.

**Attachments:** [Report\\_Jamestown Manor Phase IV](#)  
[Subdivision Plans](#)

**PP-14-07** Plat Approval: Frie Lane - 16.35 acre tract.

Tommy Gray, Anton Construction on behalf of Arthur Wolover (Owner) requests MAPC approval for a waiver of the Subdivision requirements for property located at the terminus of Frie Ln., for one (1) proposed single family home on 16.35 +/- acres. Land was annexed into the City without property right of way dedication.

**Attachments:** [Survey Plats](#)  
[Aerial View](#)  
[FrieLane\\_SubjectProperty 1980s](#)  
[Frie\\_ROW\\_Deeds](#)  
[CitySurveyStatement\\_FrieLane](#)

## **6. Conditional Use**

**CU-14-05** CU 14-05: Conditional Use:

Steven Evans & Mary Harris request a conditional use 2921 Dacus Road with the intent to put a double wide Pre-Manufactured Housing Residential Design Unit, to be used as their personal residence. This is an R-1 Residential Single Family Property that requires a conditional use to place a Manufactured Housing Residential Design Home. Applicant is also requesting a fair housing approval through the reasonable accommodation policy for this location because of disability.

**Attachments:** [Staff Report](#)  
[Application](#)  
[Photos of Proposed Unit](#)  
[Receipts - mail](#)  
[PROPERTY OWNERS](#)

**CU-14-06** CU 14-06 Conditional Use:

Carlos Turner, Sr. requests a conditional use for 385 E. Johnson with the intent to put a Mobile Vending Trailer at this location. This is an I-1 Industrial Limited District Property that requires a conditional use.

**Attachments:** [Staff\\_Summary CU 14-06 385 EJohnson\\_MobileVending](#)  
[Application](#)  
[MobileVendingLocation](#)  
[PROPERTY OWNERS NOTIFICATION SLIP](#)  
[CERTIFIED MAIL RECEIPTS](#)  
[CERTIFIED MAIL RECEIPTS 2](#)  
[PROPERTY OWNERS](#)

## **7. Rezoning**

**RZ 14-06**

Rezoning Case: RZ 14-06

RZ 14-06: Jack Elam - Elam Enterprises, Inc. is requesting MAPC approval of a Rezoning from R-2 Multi-Family Low Density District to C-3 General Commercial District L.U.O. for 1.98 acres of land located at 1802 Commerce Drive.

**Attachments:** [Rezoning Application](#)  
[Rezoning Plat](#)  
[Staff Report](#)  
[Exhibit A Annexation ORD](#)  
[Annexation Ordinance](#)

**Legislative History**

4/22/14	Metropolitan Area Planning Commission	Tabled
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**RZ-14-07**

RZ 14-07: Phillips Investment and Construction is requesting MAPC approval of a Rezoning from I-1 Limited Industrial District to C-3 General Commercial District for 6.04 acres of land located at 200 E. Johnson Drive.

**Attachments:** [Application](#)  
[Rezoning Plat](#)  
[Staff Report MAPC Phillips Investments](#)  
[Rezoing Info](#)  
[Title info](#)

**8. Staff Comments**

**9. Adjournment**