



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Agenda - Draft Metropolitan Area Planning Commission

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Tuesday, April 14, 2015

5:30 PM

Municipal Center

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### 1. Call to order

### 2. Roll Call

### 3. Approval of minutes

[MIN-15:034](#) Approval of March 10, 2015 MAPC Meeting Minutes

**Attachments:** [Meeting Minutes March 10, 2015](#)

### 4. Site Plans & Subdivisions

[COM-15:024](#) Concept Review for 5400 South Caraway Road

On behalf of David Thompson owner of Doric of Northeast Arkansas - Jonesboro Memorial Services, Inc. who is requesting approval of a Concrete Bin on the North side of the property, Staff is requesting an interpretation of the Zoning Code, which typically requires a Conditional Use approval for Concrete Plans within the I-1 Industrial District. The concrete mixing and processing equipment is an accessory to the Vault Business and the majority of the mixer components are in the interior. On the exterior is a proposed 21 ft silo with material bins. MAPC is requested to waive the requirements of the Conditional Use application.

**Attachments:** [Concrete Bin Layout](#)  
[Aerial View with Dimensions](#)  
[Doric Photos](#)  
[Doric - Interior Photo](#)  
[Front of Property](#)

[PP-15-06](#) Preliminary Subdivision: Mallard Pointe Subdivision Phase I

McAlister Engineering request MAPC approval for Mallard Pointe Subdivision Phase I located off of Carriage Hills Road within a R-1 Single Family Residential District. Applicant is proposing 32 lots on 14.03 acres.

**Attachments:** [Application](#)  
[Staff Report](#)  
[Aerial View](#)  
[Mallard Pointe Phase I Subdivision Plans](#)  
[Memo from Fire Marshall Report](#)

**PP-15-07**

Preliminary Subdivision: Prospect Farms Phase III

Associated Engineering request MAPC approval for Prospect Farms Phase III located off of Aggie Road and Old Paragould Hwy within a R-1 Single Family Residential District. Applicant is proposing 22 lots on 6.73 acres.

**Attachments:**

[Application](#)

[Aerial View](#)

[Staff Report](#)

[Prospect Farms Phase III Preliminary Plat](#)

[Prospect Farms Phase III - General Notes](#)

[Prospect Farms Phase III - Preliminary Topo](#)

[Memo from Fire Marshall Report](#)

**PP-15-08**

Final Subdivision: Jude's Crossing Phase II

Morris-Kidd, LLC requests MAPC review of a Final Subdivision, Jude's Crossing Phase II, located on the east side of Darr Hill Road, South of Keller's Chapel Road, South of Stoneridge Estates, situated within the R-1 Single Family Residential District. Applicant is proposing 45 lots on 11.72 acres.

**Attachments:**

[Application](#)

[Aerial View](#)

[Staff Report](#)

[Judes Crossing Phase II Preliminary Plat](#)

[Judes Crossing Phase II Overall Map](#)

[Judes Crossing Phase II Topography & Drainage Plan](#)

[Memo from Fire Marshall Report](#)

**6. Conditional Use**

6.

**CU 15-02**

CU 15-02 1620 N. Patrick Street

Mildred Cunningham request MAPC approval for a Conditional Use to install a Residential Design Mobile Home Unit within an "R-1" Single Family District located at 1620 N. Patrick Street.

Staff reports are forthcoming. Please look for the staff report to be posted on Thursday, April 9, 2015.

**Attachments:**

[Application](#)

[Staff Summary CU 15-02 1622 N Patrick Report](#)

[Residential Application for Mobile Home](#)

[Adjoining Property Owner Notification](#)

[Adjoining Property Owner Notification 1](#)

[Aerial View of lot](#)

## 7. Rezoning

### RZ-15-05 RZ 15-05 3905 Hill Drive

Eric Burch is requesting MAPC Approval of a Rezoning from "R-1" Single Family Medium Density District to "RM-8" Residential Multifamily Classification, which consist of eight units per net acre, includes all forms of units such as duplexes, triplexes, quads, and higher for 1.55 acres of land located at 3905 Hill Drive.

Staff reports are forthcoming. Please look for the staff report to be posted on Thursday, April 9, 2015.

**Attachments:** [Application](#)  
[Staff Report](#)  
[Rezoning Map](#)

### RZ-15-04 RZ 15-04 3289 Colony Drive

Mr. Duyen Tran requests MAPC consideration of a rezoning from "R-1" Single Family Residential District to "RM-6" Residential Multi-family Zoning District for property located at 3298 Colony Drive on 7.26 Acres of land.

**Attachments:** [Application](#)  
[Staff Summary for RZ 15-04 3289 Colony Drive](#)  
[Rezoning Plat](#)  
[Site Plan Layout - Dustin Place Apartments](#)  
[Neighborhood Meeting Minutes](#)  
[Rezoning Letter](#)  
[Warranty Deed](#)  
[Colony Floodplain Map \(cont\)](#)  
[Presentation1](#)

## 8. Staff Comments

## 9. Adjournment