



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, April 14, 2020

5:30 PM

Municipal Center

1. Call to order

2. Roll Call

3. Approval of minutes

[MIN-20:032](#) MINUTES: MAPC Minutes - February 25, 2020

Attachments: [Minutes from February 25, 2020 MAPC Meeting](#)

4. Miscellaneous Items

5. Preliminary Subdivisions

6. Final Subdivisions

[PP-20-05](#) FINAL SUBDIVISION REPLAT: Replat of Lot 1 of Gateway Square

Carlos Wood of Wood Engineering on behalf of Phillips Investments and Construction, LLC is requesting MAPC Replat Approval of Lot 1 of Gateway Square of 1.28 acres located at 210 E. Johnson Avenue that is within the C-3 General Commercial Limited Use Overlay. The request is to replat the existing single lot into 3 lots. The Lot has 2 existing buildings on it now being leased. Each building tenant is wanting to purchase their respective building and associated parking as an individual lot. All 3 lots have an access use agreement for the customers to use the drives, parking and walks.

Attachments: [Application](#)
[Replat](#)
[Aerial View](#)

[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 shortage 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](#)

7. Conditional Use

CU-20-02

CONDITIONAL USE: 4119 S STADIUM

Scott Young is requesting MAPC Approval for a Conditional Use to put mini storage units / warehouses on land located at 4119 S Stadium. This is zoned C-3 General Commercial District which requires a Conditional Use for Mini Storages / Warehouses.

Attachments: [Application](#)
[Staff Summary](#)
[Site Plan](#)
[Aerial View](#)
[USPS Receipts](#)

8. Rezoning

9. Staff Comments

10. Adjournment