



City of Jonesboro

900 West Monroe,
Jonesboro, AR 72401
<http://www.jonesboro.org/>

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, September 13, 2011

5:30 PM

900 West Monroe

1. Call to order

2. Roll Call

2a. Special Presentation

[COM-11:072](#) Special Presentation by MAPC to Immediate Past Chairman/Vacating Planning Commissioner Mr. Jerry Halsey, Jr.

3. Approval of minutes

[MIN-11:077](#) Approval of the MAPC Meeting Minutes for August 9, 2011

Sponsors: Planning

Attachments: [MAPCMeetingMinutes August 9 11](#)

4. Site Plan Reviews

[SP-11-09](#) SP11-09: Spirit Manufacturing- Location: 2940 Nestle Way at C.W. Post Rd.

Danny McDaniel of Ramsons, Inc. requests Site Plan approval on behalf of Spirit Manufacturing for a 110,000 S.F. new building.

Sec. 117-32. Zoning and building permits. (d) Site plans shall be required for all multifamily development proposals of five units or more, as well as for all new commercial and industrial development and substantial redevelopment.....large-scale commercial developments of over 75,000 square feet of gross floor area, and multifamily developments of more than 48 units shall be approved by the Metropolitan Area Planning Commission.

(Requirements: Front Setback: 100 ft.; Side Setback: 25 ft.; Rear: 25 ft.)

Sponsors: Planning

Attachments: [Site Plan](#)
[sh2-layout](#)

5. Final Subdivision Plats

[PP-11-19](#) RP 11-49 Browns Replat, Lots 1 / 2 located at 706 & 710 W. Washington. Mr. Elmer Brown requests MAPC approval of a lot split of an existing Non-conforming single lot containing two residential homes. The lots will not meet the minimum lot widths due to

existing conditions; however a waiver of the requirement is requested for financing purposes only.

Sponsors: Planning

Attachments: [Elmer Brown Plat](#)

6. Conditional Use

CU-11-05

CU 11-05 Richard Irving- 1992 E. Lawson (at Jonkers Drive), requests MAPC approval of a Conditional Use for Emergency Housing within an R-1 Single Family Residential until such time the proposed main house is constructed on same lot.

Sponsors: Planning

Attachments: [Application Irving](#)
[Staff Summary CU 11-05 Richard Irvin](#)
[Jonkers Aerial View](#)

7. Rezoning

RZ-11-17

RZ 11-17 Mitchell Caldwell request rezoning approval of land containing 1.33 acres, located at 3318 & 3322 Colony Dr., between Richardson Drive and Stadium /East of Railroad; a change from R-1 Single Family to RS-7 Single Family for a maximum of 2 single family lots.

Sponsors: Planning

Attachments: [Application CALDWELL Colony](#)
[RezoningPlat CALDWELL COLONY](#)
[Staff Summary RZ 11-17 Mitchell Caldwell Colony Dr](#)

RZ-11-18

RZ 11-18: Linda Gregg requests a rezoning from R-1 to I-1 Industrial for 10 acres located at 903 Strawfloor Floor, between Matthews and Nettleton Ave.

Sponsors: Planning

Attachments: [Rezoning Plat Greggs 2](#)
[RezoningApplication_903Strawfloor](#)
[Staff Summary RZ11-18_903 Strawfloor](#)

RZ-11-19

RZ 11-19: John Drum requests a rezoning of 1.17 Acres of land located at 1206 St. Main St. at Elm Street, West side of Church Street to changed from R-2 Low Density Multi-Family Residential to C-4 L.U.O.

Sponsors: Planning

Attachments: [RZ APPLICATION SPOTTS](#)
[RezoningPlat Spotts](#)
[Color Rendering](#)
[Staff Summary RZ11-19_1206SMain](#)

RZ-11-20

RZ 11-20 Roger Barnhill requests a rezoning of land containing 0.17 acres located at 3012 Parkwood Rd., East of Stadium Blvd., a change from R-3 High Density

Multi-Family to C-3 L.U.O. General Retail.

Attachments: [RezoningApplication_Lot 4_of Fairview Acres Subd2](#)
[Staff_Summary_RZ11-203012_Parkwood_Stadium](#)

8. Staff Comments

COM-11:013 Discussion of MAPC Bylaws- Voting Procedures:

All actions taken in an administrative or recommending capacity (including, but not limited to recommendations on special use permits, subdivisions, rezonings, annexations, text amendments, site plan review, planned developments, land use plans, master street plan, or comprehensive plan amendments, shall be complete and shall include a finding of fact, listing what the Commission determines to be relevant facts in the case in order to eliminate misleading statements, hearsay, irrelevant, and incomplete recommendations to City Council.

Item Tabled 5/10/11, 6/14/11, 7/12/11, and 8/9/11 by MAPC.

Sponsors: Planning

Attachments: [Planning Commission Voting Procedure](#)
[MAPCBylawsFinal_2009](#)
[MAPC Bylaws 2011 Proposed Changes](#)
[SAMPLE MAPC MOTIONS](#)

Legislative History

2/8/11	Metropolitan Area Planning Commission	Read
6/14/11	Metropolitan Area Planning Commission	Read
7/12/11	Metropolitan Area Planning Commission	Read

9. Adjournment