



City of Jonesboro

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

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, January 8, 2013

5:30 PM

900 West Monroe

1. Call to order

2. Roll Call

3. Approval of minutes

[MIN-13:005](#) Approval of the MAPC Meeting minutes for December 11, 2012.

Attachments: [MAPCMinutes December 11 2012](#)

4. Preliminary Subdivisions

5. Miscellaneous Items

[COM-12:088](#) Sidewalk Waiver Request: Creek Place Commercial Subdivision

The owners of Creek Place Commercial Subdivision requests MAPC approval of sidewalk waivers for the commercial subdivision located at Forest Home Road and Stadium Blvd. Large Scale Subdivision was approved by MAPC March, 2008.

Attachments: [Creek Place Record Plat](#)

Legislative History

12/11/12	Metropolitan Area Planning Commission	Approved
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[COM-12:089](#) Conceptual Review: 2300 Thorn Street (Intersection of Clark, Vera & Thorn St.)

George Hamman, Civilogic requests MAPC's conceptual review of a proposed (7-Duplexes) development prior to pending submittal of detailed plans. Property is zoned R-2, Low density Multi-family. Please see proposed letter for project options/details.

Sponsors: Planning

Attachments: [Letter](#)
[Zoning Map](#)

[SP-12-14](#) PUD- Planned District Final Site Plan Submission- Phase 2 - (A proposal to build the final 12 units)

Carlos Woods on behalf of Sid Pickle requests MAPC approval of Sycamore Forest

Apartments located at 4519 Forest Home Rd. for the final completion of a previously approved Planned Unit Development June, 1984.

Total units approved 58 units (46 built), 18.6 units/acre on 3.1 acres/2.38 acres open space.

Sponsors: Planning

Attachments: [Application Sycamore](#)
[PreviousPlan](#)
[Sycamore Forest Apts New Layout](#)

6. Conditional Use

CU-12-15

CU 12-15 - 1612 Duncan Road: Andy and Angie Garner - owner is Etta Trosper - requests a conditional use with the intent to place a double-wide Mobile Home Residential Unit, to be used as their personal residence. This is an R-1 Residential Single Family zoned property that requires a conditional use for the placement of a Manufactured Housing Residential Design unit.

Sponsors: Planning

Attachments: [Application](#)
[Letter](#)
[Staff Report](#)

CU-12-16

CU 12-16- 102 South Culberhouse: Jose R. Munoz request a conditional use for the intent to use the existing building as a rental facility that contracts the space to customers for weddings, baby showers, luncheons, etc. This property is located in an I-1- Limited Industrial District which requires a Conditional Use application.

Sponsors: Planning

Attachments: [Application](#)
[Site Plan & Architectural Drawing](#)
[Staff Report](#)

7. Rezoning

RZ-12-24

RZ 12-24 Charles R. Watson Family Trust and Unico Bank - Request to Remain Tabled (See attached).

A request for rezoning of a parcel of land located at end of Keely and Lexee Streets with frontage on Ingels, containing 48.26 acres more or less from R-1 -Residential Single Family District to RS-7 - Single Family Residential District minimum lot 6,222 sq. ft. lots required; and RM-8 - Residential Multifamily Classification; eight units per net acre, includes all forms of units, duplexes, triplexes, quads or higher.

Attachments: Request to Table Rezoning Case_Ingels Rd @Keely@Lexee
Application
Rezoning Plat
Unico Bank Warranty Deed
Staff Report

Legislative History

12/11/12 Metropolitan Area Planning Commission Tabled

RZ-12-25

RZ 12-25 John Kennett request a rezoning of a parcel of land located at North of East Johnson (HWY 49) and West of Clinton School Road with Frontage on East Johnson, containing 29.70 Acres more or less from R-1 Residential Single Family District to C-3 L.U.O - Commercial District Limited Use Overlay.

Sponsors: Planning

Attachments: [Application](#)
[Rezoning Plat](#)
[Staff Report](#)

8. Staff Comments

9. Adjournment