



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, September 13, 2016

5:30 PM

Municipal Center

1. Call to order

2. Roll Call

3. Approval of minutes

[MIN-16:112](#) Approval of the MAPC Meeting Minutes for August 23, 2016.

Attachments: [MAPC Meeting Minutes August 23, 2016](#)

4. Preliminary Subdivisions

[SP-16-10](#) Site Plat Approval: Wood Springs Road - Carrol Caldwell

George Hamman of Civilogic, Inc. on behalf of Applicant / Agent / Owner Carrol Caldwell request MAPC Site Plan approval for Ridgepointe Patio Homes that is located on Woodsprings Road. Ten units are proposed.

Attachments: [Site Plan Layout](#)
[Plat](#)
[Aerial Map of Location](#)
[Minutes from Meeting 09.12.00](#)
[Minutes from Meeting 10.10.00](#)
[Sec 117-164 Municode Language](#)

[PP-16-25](#) Preliminary Subdivision: The Villas at Sage Phase III - Brandon Winters

Carlos Wood of Wood Engineering on behalf of Applicant / Agent / Owner: Brandon Winters requests MAPC Preliminary Approval for 64 lots on 20.09 Acres located on Macedonia Road North of Sage Meadows within the RS-7 Single Family Residential District.

The Applicant called and requested this be pulled and placed on the Tuesday, September 27, 2016 meeting due to meeting with Sage Meadows this week to work out some issues on this site plan before bringing in front of the Commission.

Attachments: [Application](#)
[Preliminary Plat](#)
[Drainage Map](#)
[Sage Winters Vicinity Map](#)

5. Final Subdivisions

6. Conditional Use

CU-16-16

Conditional Use: CU 16-15 313 Madison Street - Innovative Investments, LLC

Jim Little of Little and Associates representing owners Innovative Investments, LLC are requesting MAPC approval of a Conditional Use for Multi-Family Apartment Units to be located at 313 Madison Street on Ground and Upper level floors within the C-1 Downtown Core Commercial District. Six units are proposed.

Attachments: [Staff Summary](#)
[Application](#)
[Site Plan](#)
[Aerial View of Location](#)
[Adjoining Property Owner Notifications Plus Signed](#)
[USPS Receipts for Adjoining Property Owners](#)

7. Rezoning

RZ-16-18

Rezoning: RZ 16-18 623 West Parker Road - Ralph & Mary Taylor

George Hamman of Civilogic, LLC representing owners Ralph and Mary Taylor are requesting MAPC approval of an Rezoning from R-1 Single Family Residential District to C-3 General Commercial District Limited Use Overlay for .44 Acres of land located at 623 West Parker Road.

This has been tabled and moved to the next meeting on Tuesday, September 27, 2016 at 3 pm due to the amount of time that the Signs were placed on the property. The purpose of the notification signs is to advise neighboring and nearby property owners about the pending Rezoning Petitions considered by the Planning Commission.

Attachments: [Staff Summary](#)
[Application](#)
[Plat](#)
[Warranty Deed](#)

RZ-16-19

Rezoning: RZ 16-19 1718 Airport Road - Mr. Chao Ni

Michael Doyle representing owner Chao Ni are requesting MAPC approval of an Rezoning from R-1 Single Family Residential District to C-3 General Commercial District for .955 Acres of land located at 1718 Airport Road.

Attachments: [Staff Summary](#)
 [Application](#)
 [Questions](#)
 [Rezoning Replat](#)
 [Minor Plat](#)
 [Aerial Photo](#)
 [Aerial View of Location](#)

RZ-16-20 Rezoning: RZ 16-20 1803 Mitizi Lane - Daniel Munoz

Daniel Munoz is requesting MAPC approval of an Rezoning from R-1 Single Family Residential District to RM-8 Residential Multifamily Classification; eight units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher for .25 Acres of land located at 1803 Mitzi Lane.

Attachments: [Staff Summary](#)
 [Application](#)
 [Replat](#)
 [Aerial View of Location](#)

RZ-16-21 Rezoning: RZ 16-21 3710 East Johnson Avenue - P & H Investments

George Hamman of Civilogic, LLC representing owners P & H Investments, LLC are requesting MAPC approval of an Rezoning from C-3 General Commercial District Limited Use Overlay to C-3 General Commercial District Limited Use Overlay for 1.31 Acres of land located at 3710 East Johnson Avenue.

Attachments: [Staff Summary](#)
 [Application](#)
 [Plat](#)
 [Aerial View of Location](#)
 [RZ 12-06 3701 E Johnson](#)
 [Plat of Survey](#)
 [Photographs from July 17, 2012, meeting](#)
 [MAPC Record of Proceedings 05.08.12](#)
 [Legislation Details \(With Text\) 06.06.12](#)
 [Appeal Letter filed 05-29-12](#)
 [3701 E Johnson Consent Order](#)
 [3701 East Johnson Bldg 1-Permit Set](#)

8. Staff Comments

9. Adjournment