



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Agenda Metropolitan Area Planning Commission

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Tuesday, June 27, 2017

3:00 PM

Municipal Center

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### 1. Call to order

### 2. Roll Call

### 3. Approval of minutes

[MIN-17:073](#) Meeting Minutes from June 13, 2017 MAPC Meeting.

**Attachments:** [MAPC Meeting On June 13, 2017 Minutes](#)

### 4. Miscellaneous Items

### 5. Preliminary Subdivisions

[PP-17-18](#) PRELIMINARY SUBDIVISION: Cypress Pointe Subdivision Phase 1

Mark Morris request MAPC approval of a Preliminary Subdivision - Cypress Pointe Subdivision Phase 1 for 24 lots on 8.5 acres for property Zoned R-1 Single Family Residential District located on Old Paragould Road south of Schagbark Lane and North of Cypress Springs Road.

**Attachments:** [Application](#)  
[Cypress Pointe Phase 1 Plans](#)  
[Staff Report](#)  
[Aerial View of Location](#)

### 6. Final Subdivisions

### 7. Conditional Use

[CU-17-04](#) CONDITIONAL USE: CU 17-04 2826 E. Highland Drive

Justin Roberts of Sign-Tech of Paragould, LLC is requesting MAPC approval for property located at 2826 E. Highland for a Conditional Use for off-premise existing billboard signage going from Triaction Panels to LED Digital Face on both sides located within a C-3 General Commercial District.

This was tabled in the MAY 23, 2017 Meeting.

**Attachments:**    [Application](#)  
                              [Staff Summary](#)  
                              [Pictures of 2826 E. Highland Drive](#)  
                              [Letter](#)  
                              [Property Owner Notifications](#)  
                              [USPS Receipts](#)  
                              [Handouts](#)

**Legislative History**

5/23/17	Metropolitan Area Planning Commission	Tabled
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**8. Rezoning**

**RZ-17-12**

REZONING: RZ 17-12: 1121 S. Main Street

Derek Spiegel buyer of Property on behalf of owner Sarah Russell is requesting of a Rezoning from R-2 Multi-Family Low Density District to C-2 Downtown Fringe Commercial District for .33 acres of land located at 1121 S. Main.

**Attachments:**    [Application](#)  
                              [Question Answers](#)  
                              [Letter](#)  
                              [Staff Summary](#)  
                              [Signature sign in sheet for meeting](#)  
                              [Minutes of Neighborhood Meeting held May 25](#)  
                              [People within 200 ft](#)  
                              [Property Owner Notifications](#)  
                              [Rezoning Plat](#)  
                              [Warranty Deed](#)  
                              [Opposition](#)  
                              [Aerial View of Location](#)

**RZ-17-13**

REZONING: RZ 17-13: Lot 1 of Jonesboro C.W. Post Addition and PT NW ¼ NE ¼ Sec 32-T14N-R5E between South of C.W. Post Road and between Nestle Road and Nordex Road

City, Water and Light is requesting MAPC approval of a Rezoning from R-1 Single Family Residential District to I-2 General Industrial District for 72.13 acres of land located at Lot 1 of Jonesboro C.W. Post Addition and PT NW ¼ NE ¼ Sec 32-T14N-R5E between South of C.W. Post Road and between Nestle Road and Nordex Road.

**Attachments:**    [Application](#)  
                              [Staff Summary](#)  
                              [Warranty Deed](#)  
                              [Craighead Technology Park Map](#)  
                              [South of CW Post Plat](#)  
                              [Aerial View of Location](#)  
                              [Property](#)  
                              [USPS Receipts](#)  
                              [Adjoining Property Owner Signed](#)  
                              [Property Owner Notifications - signed - notification](#)

**RZ-17-14**        REZONING: RZ 17-14 Part of Lots 1 & 2 of Haag-Thrasher Addition and between Little Bay Ditch and Grisham Road

City, Water and Light is requesting MAPC approval of a Rezoning from C-3 General Commercial District to I-2 General Industrial District for 18.79 acres of land located at Part of Lots 1 & 2 of Haag-Thrasher Addition and between Little Bay Ditch and Grisham Road.

**Attachments:**    [Application](#)  
                              [Staff Summary](#)  
                              [Craighead Technology Park](#)  
                              [Haag Thrasher Addition Plat](#)  
                              [Warranty Deed](#)  
                              [USPS Receipts](#)  
                              [Aerial View of Location](#)

**RZ-17-15**        REZONING: RZ 17-15: Undeveloped Property NW of Barnhill Road / CW Post Drive Intersection on North of CW Post on Quality Way and Barnhill Road

City, Water and Light is requesting MAPC approval of a Rezoning from R-1 Single Family Residential District to I-2 General Industrial District for 20 +/- located at Undeveloped Property NW of Barnhill Road / CW Post Drive Intersection on North of CW Post on Quality Way and Barnhill Road.

**Attachments:**    [Application](#)  
                              [Staff Summary](#)  
                              [Barnhill Road Plat](#)  
                              [Craighead Technology Park Map](#)  
                              [USPS Receipts](#)  
                              [Aerial View of Location](#)

**RZ-17-16**        REZONING: RZ 17-16: 500 Block between Gladiolus and Brookstone Drive

Victor J. Ditta is requesting MAPC approval of a Rezoning from C-3 General Commercial District to RM-16 Residential multifamily classification; 16 units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher located at the end of Gladiolus Drive in the 500 Block between Gladiolus and Brookstone Drive.

This has been pulled until MAPC July 11th Meeting.

**Attachments:**   [Application](#)  
                          [Staff Summary](#)  
                          [Rezoning Plat](#)  
                          [Property Owner Notifications](#)  
                          [USPS Certified Return Cards](#)  
                          [USPS Receipts](#)  
                          [Aerial View of Location](#)

## **9. Staff Comments**

### **RZ-17-11**

REZONING: RZ 17-11 Text Amendment Case: Proposed Master Street Plan

Request to Proposed Master Street Plan for Public Hearing with the review and approval of the planned documents to be recommended to City Council for Final Adoption.

This was Tabled.

**Attachments:**   [2017 Master Street Plan to be Adopted](#)

### **Legislative History**

6/13/17	Metropolitan Area Planning Commission	Tabled
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## **10. Adjournment**