



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, July 11, 2017

5:30 PM

Municipal Center

1. Call to order

2. Roll Call

3. Approval of minutes

MIN-17:076 Meeting Minutes from June 27, 2017 MAPC Meeting.

Attachments: [MAPC Meeting Minutes from June 27, 2017 Meeting](#)

4. Miscellaneous Items

SP-17-04 SITE PLAN REVIEW: Kathleen Street - McKnight Falls Apartments Phase II
Michael Boggs of Tralan Engineering on behalf of McKnight Falls, LLC is requesting MAPC approval of a Site Plan for McKnight Falls Apartments Phase II. The overall Site Plan includes three six-plexes, one five-plex, twenty-seven four-plexes and thirty-eight three-plexes for a total of 245 units. This development will be within an R-6 Limited Use Overlay District.

Attachments: [McKnight Falls Phase II - Plan Set](#)
[McKnight Falls - Phase II - Site Plan](#)
[McKnight Falls Phase II - Overall Site Plan](#)
[Application - Grading](#)
[Aerial View of Location](#)
[Ordinance for Zoning](#)

5. Preliminary Subdivisions

6. Final Subdivisions

7. Conditional Use

CU-17-10 CONDITIONAL USE: CU 17-10: 3704 Nestle Road

Marystel Appleton is requesting MAPC approval for property located at 3704 Nestle Road for a Conditional Use for placement of a new Manufactured Mobile Home Residential Design within an R-1 Single Family District Lot.

Attachments: [Application](#)
 [Staff Summary](#)
 [Residential Application](#)
 [Sales Agreement](#)
 [Location of Manufactured Mobile Home](#)
 [Pictures of the Manufactured Home](#)
 [Aerial View of Location](#)
 [Adjoining Property Owners Notifications](#)

CU-17-11 CONDITIONAL USE: CU 17-11: 4202 S. Caraway

Halsey Self-Storage is requesting MAPC approval for property located at 4202 S. Caraway for a Conditional Use for placement of Self Storage Buildings within a C-3 General Commercial District.

Attachments: [Application](#)
 [Staff Summary](#)
 [Areas around the Property](#)
 [Halsey Self Storage SDP](#)
 [Overview](#)
 [Aerial View of Property](#)
 [Property Owner Notification Returned Letter Signed](#)
 [Property Owners within 200 ft](#)

8. Rezonings

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](#)
 [Traffic Report](#)
 [Property Owner Notifications](#)
 [USPS Certified Return Cards](#)
 [USPS Receipts](#)
 [Aerial View of Location](#)

Legislative History

6/27/17	Metropolitan Area Planning Commission	Withdrawn
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RZ-17-17 REZONING: RZ 17-17 512 W. Jefferson

Gary and Lisa Harpole is in the process of purchasing from Halsey Partners, LLC are requesting MAPC approval of a Rezoning from C-2 Downtown Fringe Commercial District to RS-4 Single Family Residential District, minimum 10,890 square foot lot required for .36 +/- acres of land located at 512 W. Jefferson.

Attachments: [Application](#)
[Staff Summary](#)
[Plat](#)
[Warranty Deed](#)
[Aerial View of Location](#)
[USPS Receipts](#)
[Signed](#)
[USPS Returned Cards](#)

RZ-17-18 REZONING: RZ 17-18 5614 Maple Valley Drive

Wade Carpenter is requesting MAPC approval of a Rezoning from C-4 Neighborhood Commercial District to RS-2 Single Family District for .88 +/- acres of land located at 5614 Maple Valley Drive.

Attachments: [Application](#)
[Staff Summary](#)
[Rezoning Plat](#)
[Aerial View of Location](#)
[Minutes](#)
[Warranty Deed](#)
[USPS Receipts](#)
[USPS Cards](#)

9. Staff Comments

RZ-17-20 REZONING: RZ 17-20: Text Zoning Amendment

An Ordinance to define and Provide Zoning Classifications for Pharmacies, Medical Marijuana Dispensaries and Medical Marijuana Cultivation Centers for approval to be recommended to City Council for Adoption.

Attachments: [Amending Zoning Ordinance for Medical Marijuana](#)
[Map Locations](#)

COM-17:048 Lamar Outdoor Advertising Presentation on Billboards

This has been withdrawn till August.

10. Adjournment

