



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, March 14, 2023

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

3. Approval of minutes

[MIN-23:025](#) MINUTES: MAPC Minutes Feb. 28, 2023

Attachments: [MAPC Minutes 2-28-23](#)

4. Miscellaneous Items

[COM-23:010](#) SIDEWALK IN LIEU FEE: 3021 MLK Jr. Drive

Associated Engineering, LLC, on behalf of Caliarka Petro, LLC, is requesting MAPC approval to pay the Sidewalk "In Lieu" payment of \$27,128.90 for 542 linear feet along Stadium Blvd. The current rate is \$75.08 per square yard.

Attachments: [Request Letter](#)
[Site Plan](#)

5. Preliminary Subdivisions

6. Final Subdivisions

7. Conditional Use

[CU-23-02](#) CONDITIONAL USE: 608 Eason Avenue

DP Family Ventures, LLC is requesting conditional use approval for an accessory dwelling unit at 608 Eason Ave. This property is located within the R-2, multi-family low density district.

Attachments: [Application](#)
[Site Plan](#)
[Notification Letters](#)
[Staff Summary](#)

8. Rezoning

9. Staff Comments

10. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-23:025

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Minutes

MINUTES: MAPC Minutes Feb. 28, 2023



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Metropolitan Area Planning Commission

Tuesday, February 28, 2023

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

Present 7 - Lonnie Roberts Jr.; Jimmy Cooper; Kevin Bailey; Monroe Pointer; Stephanie Nelson; Jeff Steiling and Paul Ford

Absent 2 - Jim Little and Dennis Zolper

2. Roll Call

3. Approval of minutes

[MIN-23:019](#)

MINUTES: February 14th, 2023 MAPC Meeting Minutes

Attachments: [MAPC Minutes 2-14-23](#)

A motion was made by Paul Ford, seconded by Jeff Steiling, that this matter be Approved . The motion PASSED with the following vote.

Aye: 6 - Jimmy Cooper; Kevin Bailey; Monroe Pointer; Stephanie Nelson; Jeff Steiling and Paul Ford

Absent: 2 - Jim Little and Dennis Zolper

4. Miscellaneous Items

5. Preliminary Subdivisions

[PP-23-01](#)

PRELIMINARY SUBDIVISION: Harrison Hills Phase 2

McAlister Engineering is requesting MAPC Preliminary Subdivision Approval for Harrison Hills Phase 2 for 11 lots on 3.73 +/- acres. This property is located at Serenity Hill Drive and Rolling Hills Drive and zoned R-1, Single-Family Medium Density District.

Attachments: [Application](#)
[Letters of Opposition](#)
[Letters About Selling Lots](#)
[SubdvPlansRevised2-23](#)
[Staff Report](#)

A motion was made by Jimmy Cooper, seconded by Monroe Pointer, that this matter be Untabled. The motion PASSED unanimously.

Megan McAlister, McAlister Engineering – Proponent: Said she is seeking approval for Harrison Hills Phase 2.

Derrel Smith – Staff: Said it meets all requirements of subdivision code and recommends approval.

Paul Ford – Commission: Said he read the letters of opposition of the subdivision indicating that streets were being closed or easements were being infringed upon. Asked what their response is and if they have read the letters.

McAlister: Said they read the letters and the easements were mistakenly placed on the adjacent neighbors properties thinking it was something they would be interested. She said the easements have since been taken off.

Ford: Confirming the easement issue has been resolved from the complaint.

McAlister: Confirmed.

Ford: Asked about the closing of the streets.

McAlister: Said in 2014 the neighbors agreed to the road closure, but the paperwork wasn't finalized and the abandonment didn't go through. She said they attempted it again since they restarted the subdivision, but they were against it coming forward. She said they agreed with that and they will build the streets.

Ford: Asked if the subdivisions submitted today will not close the streets.

McAlister: Confirmed.

A motion was made by Jimmy Cooper, seconded by Jeff Steiling, that this matter be Approved . The motion PASSED with the following vote.

Aye: 6 - Jimmy Cooper;Kevin Bailey;Monroe Pointer;Stephanie Nelson;Jeff Steiling and Paul Ford

Absent: 2 - Jim Little and Dennis Zolper

6. Final Subdivisions

7. Conditional Use

[CU-23-01](#)

CONDITIONAL USE APPROVAL: 2300 Kellers Chapel Road

Tralan Engineering, on behalf of Tina Coots Living Trust, is requesting conditional use approval for an accessory building with a footprint of approximately 1,600 square feet. The property is located at 2300 Kellers Chapel Rd and zoned R-1, single family medium density district.

Attachments: [Conditional Use Application-Signed](#)
 [Certified Mail Receipts](#)
 [Site Map](#)
 [Staff Summary](#)

Michael Boggs, Tralan Engineering – Proponent: Said they are requesting conditional use on this R-1 property for agricultural use and a new barn.

Derrel Smith - Staff: Recommend approval with the following conditions:

That upon issuance of the Conditional Use Approval, all other permits and

licenses required locally and statewide be applied for and obtained by the applicant.

(No public comments)

A motion was made by Paul Ford, seconded by Stephanie Nelson, that this matter be Approved . The motion PASSED with the following vote.

Aye: 4 - Jimmy Cooper; Monroe Pointer; Stephanie Nelson and Paul Ford

Absent: 2 - Jim Little and Dennis Zolper

Recused: 2 - Kevin Bailey and Jeff Steiling

8. Rezonings

RZ-23-03

REZONING REQUEST: 4902 & 4904 East Highland Drive

Jeremy Bevill of Fisher Arnold is requesting a rezoning from R-1, Single-Family Medium Density District, and C-3, General Commercial District, to CR-1, Commercial Residence Mixed Use District. This request is for 1.84 acres located at 4902 and 4904 E. Highland Drive.

Attachments: [Rezoning Application Signed](#)
 [Cover Letter - Rezoning](#)
 [Rezoning Plat](#)
 [Certified Mail Receipts](#)
 [Staff Summary](#)

Jeremy Bevill, Fisher Arnold – Proponent: Said they are requesting the rezoning to CR-1.

Derrel Smith – Staff: Said they would recommend approval with the following conditions:

1. The proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Department approval in the future.
4. The site shall comply with all Overlay District requirements.

(No public comments)

Jimmy Cooper - Commission: Asked if this was tabled or not tabled.

Lonnie Roberts, Jr – Commission: Said they tabled the original application indefinitely, and this application is different from the last which is why it wasn't untabled.

A motion was made by Jimmy Cooper, seconded by Paul Ford, that this matter be Approved . The motion PASSED with the following vote.

Aye: 6 - Jimmy Cooper; Kevin Bailey; Monroe Pointer; Stephanie Nelson; Jeff Steiling and Paul Ford

Absent: 2 - Jim Little and Dennis Zolper

9. Staff Comments

10. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: COM-23:010

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Other
Communications

SIDEWALK IN LIEU FEE: 3021 MLK Jr. Drive

Associated Engineering, LLC, on behalf of Caliarka Petro, LLC, is requesting MAPC approval to pay the Sidewalk "In Lieu" payment of \$27,128.90 for 542 linear feet along Stadium Blvd. The current rate is \$75.08 per square yard.



Associated Engineering, LLC

103 S. Church Street – P.O. Box 1462 – Jonesboro, AR 72403 – Phone: (870) 932-3594 – Fax: (870) 935-1263

February 24, 2023

Mr. Derrel Smith
Planning Director
City of Jonesboro
300 South Church Street
Jonesboro, AR 72401

Re: Sidewalk Waiver– TA Express
3021 Martin Luther King, Jr. Blvd.
Jonesboro, Arkansas

Dear Mr. Smith,

On behalf of Caliarka Petro, LLC, we are requesting a waiver to the Sidewalk Ordinance for the following reason based on Number 4 in the Exceptions listed in the Ordinance:

Sec 117-330.b: (4) Other unusual circumstances make the sidewalk installation requirement unreasonable or inappropriate.

The Arkansas Department of Transportation Job No. 100657 will install sidewalks along Martin Luther King, Jr. Blvd (MLK) across this property. The project will consist of widening MLK and installing sidewalks and curb. It is unreasonable to install sidewalks now when ArDOT will also install sidewalks as part of their project.

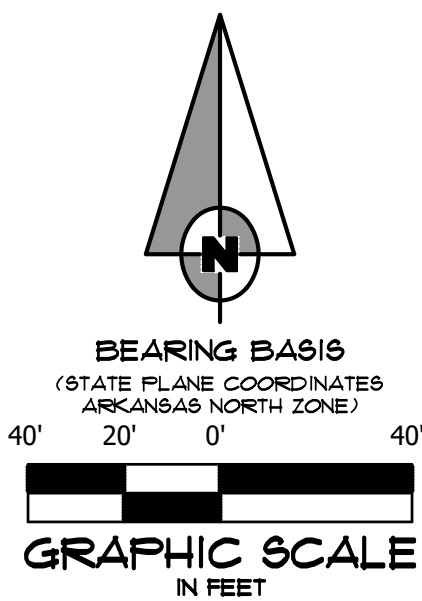
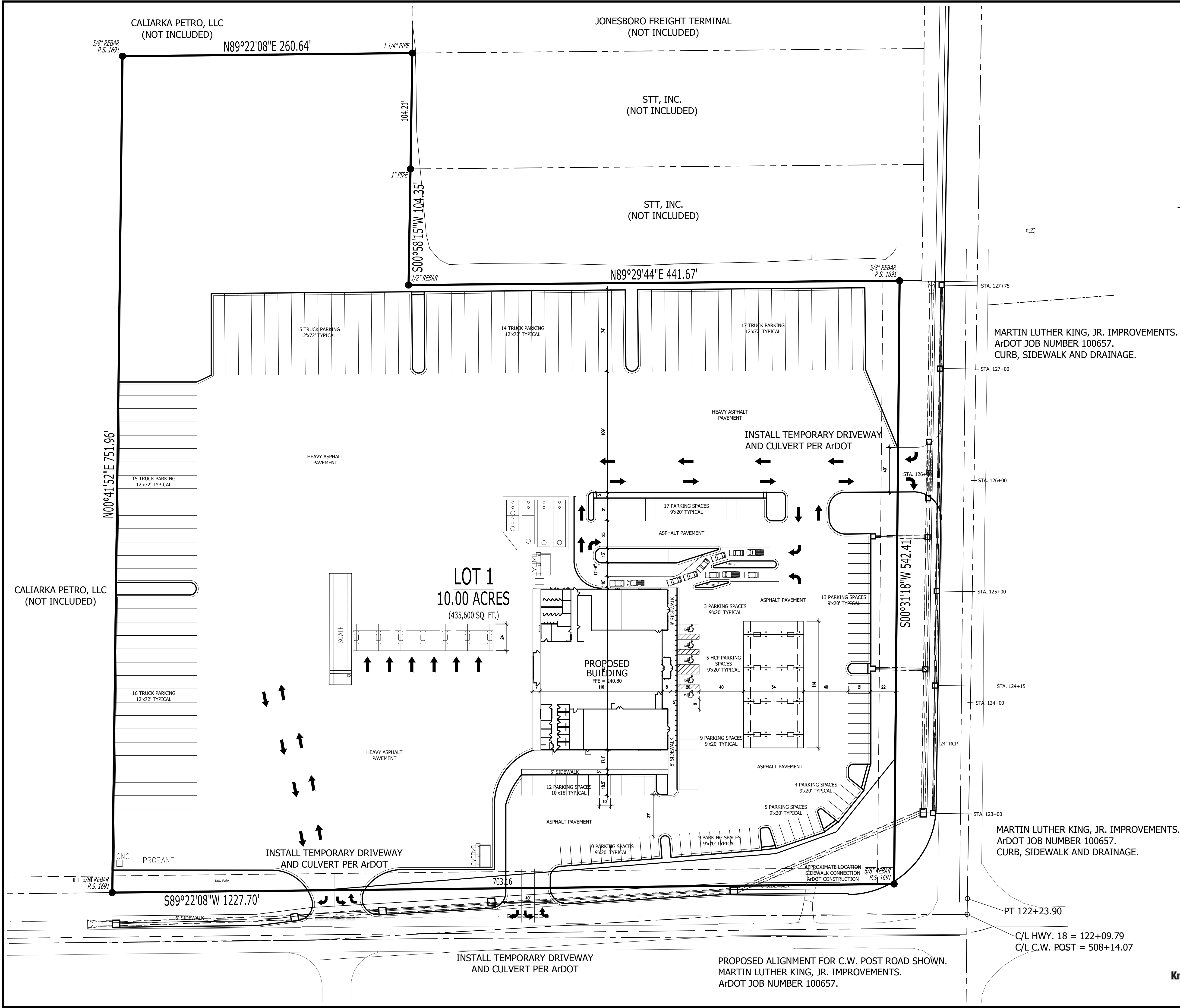
The total frontage for Lots 1 is 542 l.f., resulting in a payment of \$ 27,128.90. Current price per 2022 ARDOT Weighed Averages is \$ 75.08/s.y.

Should you have any questions or require additional information, please contact me.

Respectfully submitted,

A handwritten signature in blue ink, reading 'John M. Easley', is written over the typed name.

John M. Easley, PE, PLS
Project Engineer



SITE NOTES

1. IMPROVEMENTS TO MARTIN LUTHER KING, JR. BLVD. AND C.W. POST ROAD ARE CURRENTLY BEING MADE BY ARDOT UNDER JOB NUMBER 100657. MARTIN LUTHER KING, JR. BLVD. AND C.W. POST ROAD WILL BE RE-ALIGNED AS PART OF CONSTRUCTION. REQUIRED IMPROVEMENTS PER CITY OF JONESBORO CODE WILL NOT BE MADE AT THIS TIME DUE TO SAID IMPROVEMENTS BEING REMOVED IN FAVOR OF THE PROPOSED CONSTRUCTION.

MARTIN LUTHER KING, JR. IMPROVEMENTS.
ArDOT JOB NUMBER 100657.
CURB, SIDEWALK AND DRAINAGE.

STA. 127+75

STA. 127+00

STA. 126+00

STA. 125+00

STA. 124+15

STA. 124+00

STA. 123+00

STA. 122+30.90

PT 122+23.90

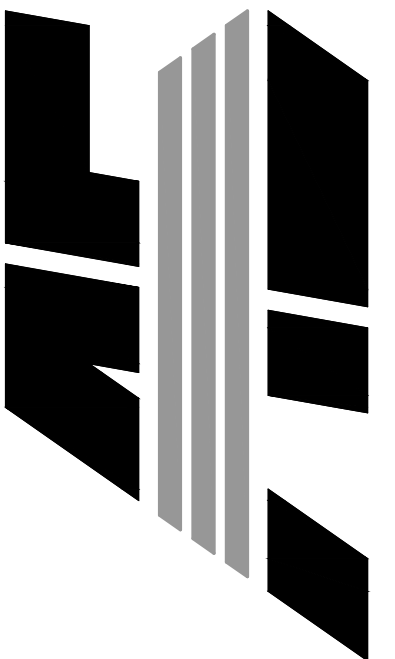
C/L HWY. 18 = 122+09.79

C/L C.W. POST = 508+14.07



TA EXPRESS
JONESBORO TRAVEL CENTER
3021 DR. MARTIN LUTHER KING, JR DRIVE
JONESBORO, ARKANSAS

ASSOCIATED
ENGINEERING, LLC
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING
103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR 72403
PH: 870-932-3394 • FAX: 870-935-1263



NO.	DESCRIPTION	DATE
1	REVISIONS - COW COMMENTS	02/05/23

SITE
PLAN

DATE: 01/13/2023	DRAWN: CMH
CADD FILE: 22151-SDP	CHECKED: JME
DWG# XXXXXXXX.XXXX	SHEET
SCALE: 1" = 40'	C004



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: CU-23-02

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Conditional Use

CONDITIONAL USE: 608 Eason Avenue

DP Family Ventures, LLC is requesting conditional use approval for an accessory dwelling unit at 608 Eason Ave. This property is located within the R-2, multi-family low density district.



**CITY OF JONESBORO
CONDITIONAL USE APPLICATION**

Case Number _____ MAPC Deadline _____
Date Submitted Feb 14, 2023 MAPC Meeting Date March 14, 2023

OWNER/APPLICANT INFORMATION

Property Owner	<u>DP FAMILY VENTURES LLC</u>	Applicant	<u>Bacargy Construction LLC</u>
Address	<u>3005 PRESTWICK CIR, JONESBORO</u>	Address	<u>1209 Kingshighway Parkway</u>
Phone	<u>870-476-4904</u>	Phone	<u>870 476 8367</u>
Signature	<u>David Smayda, MANAGING MEMBER</u>	Signature	<u>[Signature]</u>

PARCEL INFORMATION

Address/Location 608 EASON AVE
Current Zoning R-2 Existing Land Use RESIDENTIAL - SINGLE FAMILY
Adjacent Zoning North R-2 East R-2 South R-2 West R-2

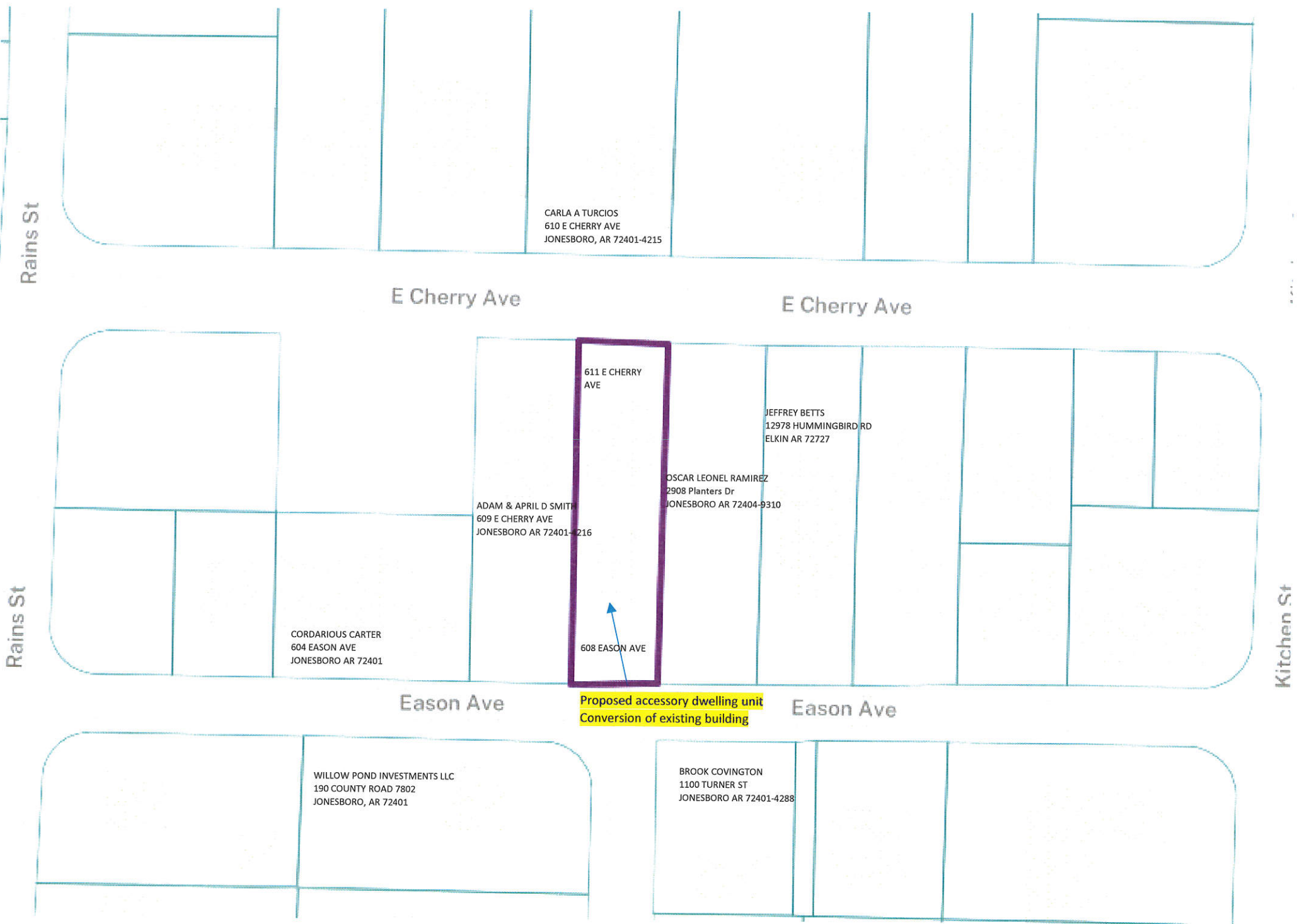
REQUESTED CONDITIONAL USE

Describe the proposed use, explain why it is appropriate for this location, and describe any precautions to be taken to minimize adverse impacts on neighboring properties.

MODIFY EXISTING BUILDING/DETACHED SHOP TO PROVIDE
A 2BR/1BA RESIDENCE AS AN ACCESSORY DWELLING
UNIT ON EXISTING LOT. INTENT IS TO USE RESIDENCE AS
A LONG TERM RENTAL WHICH IS COMMON FOR THE AREA.
MODIFICATIONS WOULD INCLUDE ESTHETIC ENHANCEMENTS
TO THE EXTERIOR MAKING THE AREA MORE APPEALING
AND PRESUMABLY RAISING PROPERTY VALUES.

GENERAL SUBMITTAL INFORMATION

- Submit a narrative letter explaining your request along with ten (10) copies of an accurate site plan drawn at a scale that clearly illustrates the requested use, the subject property, and surrounding properties, streets and easements, etc.
- Provide confirmation receipts to our office that adjoining owners of all properties within 200' of subject property have been notified.
- Pay fee according to fee schedule.



Untitled Diagram





CITY OF JONESBORO
MAPC ADJOINING PROPERTY OWNER NOTIFICATION

The Metropolitan Area Planning Commission will hold a public hearing at the Municipal Building, 300 S. Church, Jonesboro, Arkansas, on:

TUESDAY, MARCH 14, 2023 AT 5:30 P.M.

On the agenda for this meeting is a request to the Commission to approve a **Conditional Use on property within 200' of your property**. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Commission. If the Commission renders a decision that you feel is unfair or unjust, you have the right to appeal the decision to City Council.

REQUEST BY: DAVID SNOODGRASS, DP FAMILY VENTURE DATE: FEB 13 2023

DESCRIPTION OF REQUESTED USE: MODIFY EXISTING BUILDING/
DETACHED GARAGE TO PROVIDE A 2BR/1BA RESIDENCE
AS AN ACCESSORY DWELLING UNIT ON LOT CURRENTLY
ADDRESSED AS 611 E. CHERRY AVE. NEW ADDRESS TO BE
608 EASON AVE

LOCATION OF REQUESTED USE: 611 E. CHERRY AVE / 608 EASON AVE

In affixing my signature below, I am acknowledging my understanding of this request for a Conditional Use. I further understand that my signature only indicates my receipt of notification of the request for a conditional use and does not imply an approval by me or the proposed variance or appeal, unless so written by me to the Commission.

Printed Name of Property Owner within 200'

(Signature)

Date

Address

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church, or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

611 E CHERRY AVE NEIGHBORHOOD

WILLOW POND INVESTMENTS LLC
190 COUNTY ROAD 7802
JONESBORO, AR 72401

BROOK COVINGTON
1100 TURNER ST
JONESBORO AR 72401-4288

OSCAR LEONEL RAMIREZ
2908 Planters Dr
JONESBORO AR 72404-9310

JEFFREY BETTS
12978 HUMMINGBIRD RD
ELKIN AR 72727

ADAM & APRIL D SMITH
609 E CHERRY AVE
JONESBORO AR 72401-4216

CORDARIOUS CARTER
604 EASON AVE
JONESBORO AR 72401

CARLA A TURCIOS
610 E CHERRY AVE
JONESBORO, AR 72401-4215

7022 0410 0002 3176 1927
7022 0410 0002 3176 1958
7022 0410 0002 3176 1965

U.S. Postal ServiceTM
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.
JONESBORO, AR 72401

OFFICIAL USE

Certified Mail Fee	\$4.15	0450
\$	\$0.00	07
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.63	
Total Postage and Fees	\$4.78	

Postmark Here
FEB 13 2023
02/13/2023

Sent To
WILLIAM POND INVESTMENTS
Street and Apt. No., or PO Box No.
190 COUNTY RD 7802
City, State, ZIP+4®
JONESBORO, AR 72401

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal ServiceTM
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.
JONESBORO, AR 72401

OFFICIAL USE

Certified Mail Fee	\$4.15	0450
\$	\$0.00	07
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.63	
Total Postage and Fees	\$4.78	

Postmark Here
FEB 13 2023
02/13/2023

Sent To
CORDARIUS CARTER
Street and Apt. No., or PO Box No.
604 EASON AVE
City, State, ZIP+4®
JONESBORO, AR 72401

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal ServiceTM
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.
Elkins, AR 72727

OFFICIAL USE

Certified Mail Fee	\$4.15	0450
\$	\$0.00	07
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.63	
Total Postage and Fees	\$4.78	

Postmark Here
FEB 13 2023
02/13/2023

Sent To
JEFFREY BETTS
Street and Apt. No., or PO Box No.
12978 HUMMINGBIRD RD
City, State, ZIP+4®
ELKIN, AR 72727

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal ServiceTM
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.
JONESBORO, AR 72404

OFFICIAL USE

Certified Mail Fee	\$4.15	0450
\$	\$0.00	07
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.63	
Total Postage and Fees	\$4.78	

Postmark Here
FEB 13 2023
02/13/2023

Sent To
OSCAR LEONEL RAMIREZ
Street and Apt. No., or PO Box No.
2908 PLANTERS DR
City, State, ZIP+4®
JONESBORO, AR

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal ServiceTM
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.
JONESBORO, AR 72401

OFFICIAL USE

Certified Mail Fee	\$4.15	0450
\$	\$0.00	07
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.63	
Total Postage and Fees	\$4.78	

Postmark Here
FEB 13 2023
02/13/2023

Sent To
BROOK LIVINGSTON
Street and Apt. No., or PO Box No.
1100 TURNER ST
City, State, ZIP+4®
JONESBORO, AR 72401

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal ServiceTM
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.
JONESBORO, AR 72401

OFFICIAL USE

Certified Mail Fee	\$4.15	0450
\$	\$0.00	07
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.63	
Total Postage and Fees	\$4.78	

Postmark Here
FEB 13 2023
02/13/2023

Sent To
ADAM + APRIL SMITH
Street and Apt. No., or PO Box No.
609 E. CHERRY
City, State, ZIP+4®
JONESBORO, AR 72401

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Jonesboro, AR 72401

Certified Mail Fee \$4.15

Extra Services & Fees (check box, add fee)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.63

Total Postage and Fees \$4.78

Sent To

CARLA TURCLOS

Street and Apt. No., or PO Box No.

610 E CHERRY AVE

City, State, ZIP+4[®]

JONESBORO 72401

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark
Here

02/13/2023

0450

07



2267 927E 2000 0740 2202

First-Class Mail®
Letter
Elkins, AR 72727
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Thu 02/16/2023
Certified Mail® \$4.15
Tracking #: 70220410000231761965

Total \$4.78

First-Class Mail® 1 \$0.63
Letter

Jonesboro, AR 72401
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Wed 02/15/2023
Certified Mail® \$4.15
Tracking #: 70220410000231761972

Total \$4.78

Grand Total: \$33.46

Debit Card Remit \$33.46

Card Name: MasterCard
Account #: XXXXXXXXXXXX7518
Approval #: 753614
Transaction #: 113
Receipt #: 041393
Debit Card Purchase: \$33.46
AID: A0000000042203 Chip
AL: Debit
PIN: Verified

Text your tracking number to 28777 (2USPS)
to get the latest status. Standard Message
and Data rates may apply. You may also
visit www.usps.com USPS Tracking or call
1-800-222-1811.

Preview your Mail
Track your Packages
Sign up for FREE @
<https://informedelivery.usps.com>

All sales final on stamps and postage.
Refunds for guaranteed services only.
Thank you for your business.

Tell us about your experience.
Go to: <https://postalexperience.com/Pos>
or scan this code with your mobile device,



or call 1-800-410-7420.

UFN: 046741-0450
Receipt #: 840-57200372-2-6194760-2
Clerk: 07



PARAGOULD
201 W COURT ST
PARAGOULD, AR 72450-9998
(800)275-8777

02/13/2023 03:56 PM

Product	Qty	Unit Price	Price
---------	-----	------------	-------

First-Class Mail® Letter	1		\$0.63
--------------------------	---	--	--------

Jonesboro, AR 72401
Weight: 0 lb 0.30 oz
Certified Mail® \$4.15
Tracking #: 70220410000231761910

Total \$4.78

First-Class Mail® Letter	1		\$0.63
--------------------------	---	--	--------

Jonesboro, AR 72401
Weight: 0 lb 0.30 oz
Certified Mail® \$4.15
Tracking #: 70220410000231761927

Total \$4.78

First-Class Mail® Letter	1		\$0.63
--------------------------	---	--	--------

Jonesboro, AR 72401
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Wed 02/15/2023
Certified Mail® \$4.15
Tracking #: 70220410000231761934

Total \$4.78

First-Class Mail® Letter	1		\$0.63
--------------------------	---	--	--------

Jonesboro, AR 72404
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Wed 02/15/2023
Certified Mail® \$4.15
Tracking #: 70220410000231761941

Total \$4.78

First-Class Mail® Letter	1		\$0.63
--------------------------	---	--	--------

Jonesboro, AR 72401
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Wed 02/15/2023
Certified Mail® \$4.15
Tracking #: 70220410000231761958

Total \$4.78

*City of Jonesboro Metropolitan Area Planning Commission
Staff Report – CU 23-02, 611 E. Cherry / 608 Eason
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on March 14, 2023*

REQUEST: Applicant proposes a Conditional Use to allow for an accessory dwelling unit.

**APPLICANT
OWNER:** DP Family Venture LLC

LOCATION: 611 Cherry / 608 Eason

**SITE
DESCRIPTION:** Tract Size: 0.21 +/- Acres
Frontage: Approx. 50' along E. Cherry
Topography: Flat Lot.
Existing Development: Residential

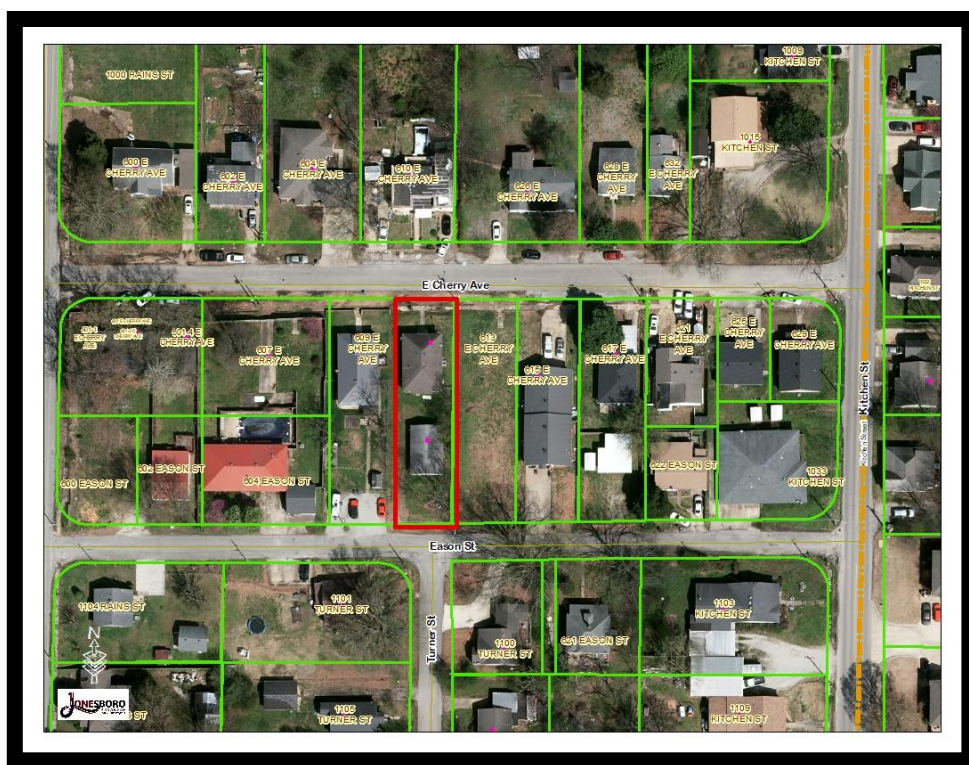
SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-2	Residential
South:	R-2	Residential
East:	R-2	Residential
West:	R-2	Residential

HISTORY: Residential Use

Zoning Code Analysis:

In carrying out the purpose of this section, the following development standards and design specifics shall be subject to review and approval. The appropriateness of these standards shall be determined for each specific **conditional use** location.

- (1) The proposed use is within the provision of conditional uses as set out in this chapter.
- (2) The proposed use conforms to all applicable provisions herein set out for the district in which it is to be located.
- (3) The proposed use is so designated, located and proposed to be operated that the public health, safety and welfare will be protected.
- (4) The proposed land use is compatible with and will not adversely affect other property in the area where it is proposed to be located.
- (5) The size and shape of the site, including the size, shape and arrangement of proposed structures, as well as signage related thereto, is in keeping with the intent of this chapter.
- (6) The proposed ingress and egress, internal circulation system, location and amount of off-street parking, loading and pedestrian-ways are sufficiently adequate, and not inconsistent with requirements of this chapter.
- (7) The proposed landscaping and screening of the proposed use are in accordance with provisions of this chapter.
- (8) Safeguards proposed to limit noxious or offensive emissions, including lighting, noise, glare, dust and odor, are addressed. (Zoning Ord., § 14.24.02)



Aerial View



Zoning Map

Applicant's Proposal:

The applicant would like to build an additional accessory dwelling unit. The proposed structure must be approved under the Conditional Use process under the functions of the MAPC.

Accessory dwelling unit means a separate living quarters within or adjacent to a single-family residence for the exclusive independent occupancy of no more than two persons who are related by blood, marriage, adoption or other legal relationship to the owner of the residence. The dwelling unit space shall contain no more than three habitable rooms such as living, sleeping or sitting activities in addition to bath and kitchen spaces. The dwelling unit space shall be accessible only from within the main quarters and not have a separate exterior entrance.

Conclusion:

The Planning Staff has reviewed the request and feel that all issues regarding impacts on the surrounding area have been considered. Staff recommends approval to Planning Commission for an accessory dwelling unit located within the R-2 Multi-Family Low Density District with the following stipulations:

1. That upon issuance of the Conditional Use Approval, all other permits, licenses, and inspections required locally and statewide be applied for and obtained by the applicant.

Respectfully Submitted for Commission Consideration,
The Planning Department

Sample Motion:

I move that we place Case: CU-23-02 on the floor for consideration of recommended approval by the MAPC with the noted conditions, and we, the MAPC find that the proposed conditional use will be compatible and suitable within the zoning, uses, and character of the surrounding area, subject to the Final Permit review and approval by the Planning, Engineering and Inspection Departments in the future.