



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Agenda Metropolitan Area Planning Commission

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Tuesday, August 13, 2019

5:30 PM

Municipal Center

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### 1. Call to order

### 2. Roll Call

### 3. Approval of minutes

[MIN-19:075](#) MINUTES: Tuesday, July 23, 2019

**Attachments:** [Meeting Minutes from July 23, 2019](#)

### 4. Miscellaneous Items

[PP-19-16](#) CONCEPTUAL REVIEW: Rolling Hills Subdivision - Emerson Lane

George Hamman of Civilogic on behalf of Mr. Tim Faisst is requesting MAPC review on Rolling Acres Subdivision which is off of Emerson Lane to establish what will be required in regard to the street improvements to further subdivide three of the existing lots into a total of seven lots to construct single family homes on all lots. The zoning is in an R-1 Single Family Residential District.

**Attachments:** [Letter](#)  
[Presentation](#)  
[Rolling Acres Subdivision Filed Plat](#)  
[MAPC Minutes from September 8, 2105](#)

[COM-19:053](#) CONCEPTUAL REVIEW: Elizabeth Lane

George Hamman of Civilogic on behalf of Jackson Innovations, Inc. is requesting MAPC to do a conceptual review on the southern 300 ft of land on the west side of Elizabeth Lane south of Prospect Road where they want to creat 5 60 ft. lots with only constructing a street with typical 26 ft. of pavement, but does not want to install curb and gutter and after the east side of the road is developed, the owner can completer the curb and gutter on both sides. This will include sidewalk on the west side of Elizabeth Lane.

**Attachments:** [Elizabeth Lane Preliminary Subdivision Plans](#)

### 5. Preliminary Subdivisions

[PP-19-15](#) PRELIMINARY SUBDIVISION: Sierra Hollow

Michael Boggs of Tralan Engineering, LLC on behalf of owner Sierra Development, LLC request MAPC Approval of a Preliminary Subdivision Approval for Sierra Hollow located just South of Kellers Chapel Road on Southwest Drive with 22 proposed lots on 6.72 acres +/- acres within the PD-M Mixed Use Planned Development.

**Attachments:**    [Sierra Hollow Plan Set-A](#)  
                          [Sierra Hollow Plan Set-B](#)  
                          [Staff Report](#)  
                          [Plat](#)

## **6. Final Subdivisions**

**PP-19-17**            PLAT APPROVAL: 516 W. Jefferson

Gary Harpole of Halsey Thrasher Harpole is requesting MAPC Plat Approval for Jefferson Replat of Bicentennial Subdivision lots 2-3 block 12 for splitting one lot into three lots located at 516 W. Jefferson. This is in an C-2 Downtown Fringe Commercial District.

**Attachments:**    [Jefferson Replat of Bicentennial Subdivision](#)

## **7. Conditional Use**

## **8. Rezoning**

**RZ-19-10**            REZONING: 3714 Harrisburg Road

George Hamman of Civilogic on behalf of Evone Roberts is requesting MAPC Approval for a Rezoning from R-1 Single Family Residential District to C-3 General Commercial District Limited Use Overlay for 3.64 acres +/- of land located at 3714 Harrisburg Road.

**Attachments:**    [Application](#)  
                          [Staff Summary](#)  
                          [Rezoning Replat](#)  
                          [Nettleton School Signature](#)  
                          [Email](#)

**Legislative History**

7/23/19	Metropolitan Area Planning Commission	Tabled
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**RZ-19-11**            REZONING: 1702 - 1710 Aggie Road, 103 State Street, 1800, 1806-1814 Aggie Road, 105 Melrose, 1918 Aggie Road

Gary Harpole is requesting MAPC Approval for a rezoning from R-2 Multi Family Low Density District to PD-M Mixed Use Planned Development for 3.79 acres +/- of land located at 1702 - 1710 Aggie Road, 103 State Street, 1800, 1806 - 1814 Aggie Road, 105 Melrose, and 1918 Aggie Road.

**Attachments:**   [Application](#)  
                              [Staff Summary](#)  
                              [Conceptual Rendering](#)  
                              [Layout of Property](#)  
                              [Rezoning Plats](#)

**RZ-19-12**

REZONING: 516 W Jefferson Avenue

Gary Harpole is requesting MAPC Approval for a rezoning from C-2 Downtown Fringe Commercial District to RI-U Residential Intermediate - Urban District for .62 acres +/- of land located at 516 W Jefferson Avenue.

THIS HAS BEEN PULLED BY APPLICANT.

**Attachments:**   [Application](#)  
                              [Rezoning Replat](#)  
                              [Staff Summary](#)  
                              [Focus Letter](#)  
                              [School Email](#)

**9. Staff Comments**

**10. Adjournment**