



# City of Jonesboro

300 South Church Street  
Jonesboro, AR 72401

## Meeting Agenda Metropolitan Area Planning Commission

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Tuesday, September 10, 2013

5:30 PM

300 S. Church Street

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### 1. Call to order

### 2. Roll Call

### 3. Approval of minutes

[MIN-13:079](#) Approval of the August 13, 2013 MAPC Meeting Minutes

**Attachments:** [MeetingMinutesAugust 2013](#)

### 4. Preliminary Subdivisions

[PP-13-25](#) Preliminary Subdivision:

TraLan Engineer Co. on behalf of Stephen Southard, Owner requests MAPC approval of a Preliminary Subdivision- Southbound Subdivision located on Commerce Drive, North of Rees Dr. Property is currently zoned R-2 Low Density Multi-Family and RM-12 L.U.O. Multi-Family. Total acreage 3.12 acres with 9 lots.

**Attachments:** [SOUTHBOUND SUBDIVISION](#)  
[SOUTHBOUND SUBDIVISION PLAT](#)

[PP-13-27](#) PP: 130-27 Preliminary Subdivision: South Oaks Phase 2 Revised

George Hamman Civilogic on behalf of the Owner- Mr. Jack Jones requests MAPC's preliminary approval for a Preliminary Subdivision located East of Wood Street, North of Amberwood Dr.

**Attachments:** [Revised Preliminary Plan](#)  
[SouthoakSub Aerial](#)  
[SouthOaksAdditionPhase2 Original Plat](#)  
[south oaks ph 2 revised preliminary set 9-5-13](#)

[PP-13-28](#) Final Plat Approval:

George Hamman, Civilogic on behalf of the Owner, Mr. Brandon Winters requests MAPC final approval of the Final Plat for property previously approved by the MAPC for 7 duplex lots located on Thorn, Clark and Vera Streets.

**Attachments:** [Winters Final Plat](#)

## 5. Final Site Plan Approval

**SP-13-16** John Easley, Associated Engineering on behalf of his client Cesar & Becky Islas request MAPC Final Site Plan Review of a Planned Unit Development - P.U.D. approved in September, 1999 by the MAPC. The proposed plan will complete the build-out of the remaining units remaining of the original 96 units approved. The applicant is requesting approval of 36 units (3 twelve-plexes) (See attached Plans).

**Attachments:** [Caraway Commons Drawings](#)

**SP-13-17** Site Plan Review: Large Scale Development: Existing R-3 Property: The Reserve at Sage Meadows.

Engineer Travis Fischer/TraLan Engineering, on behalf of the Owner: The Reserve at Sage Meadows, LLC is requesting MAPC site plan approval for 41 one-bedroom and two bedroom units located on a 7.00 acre tract of land off of Prairie Dunes Lane in Sage Meadows Subdivision.

The Applicants are also requesting that Prairie Dunes Lane be renamed to Reserve Boulevard. (Note this Site Plan is a revision to a previous submission before the Commission of the same tract of land).

**Attachments:** [The Reserve at Sage Meadows-Overall Concept](#)

[The Reserve at Sage Meadows Concept-Site Dimension Plan](#)

**SP-13-18** Site Plan Approval: SP13-18

George Hamman, Civilogic, on behalf of Cinema Management Group, Inc. requests MAPC approval of a final site plan for a movie theater to be located on land recently rezoned to C-3 L.U.O. located just north and east of 5600 E. Johnson Ave.

**Attachments:** [MovieTheater Layout](#)

**SP-13-14** Evers Brown requests MAPC's review and approval of a Site Plan for 1504 Stadium Blvd., for property zoned C-3 L.U.O., for a proposed 5,500 sq. ft. Commercial Building. MAPC Site Plan approval is required per ORD 10:086, passed December 7, 2010.

Conditions:

1. The following uses shall be allowed only as a Conditional Use, and shall be approved by the Metropolitan Area Planning Commission (MAPC):
  - A) Carwash
  - B) Cemetery
  - C) Construction Service
  - D) Convenience Store
  - E) Fast Food Restaurant
  - F) Gas Station
  - G) General and Limited Vehicle Repair
- 2) That a lighting and landscaping plan be prepared and submitted to the City Staff for review.
- 3) That a buffer of ten feet (10') be provided on the north and south sides of the parcel, when abutting residential uses, and that a buffer of twenty feet (20') be provided on the east side of

the parcel, when abutting residential uses. Privacy fencing be installed where the site abuts residential uses.  
4) That the proposed development shall satisfy all requirements if the City Engineer, satisfying all requirements of the current Storm Drainage Design Manual.  
5) That prior to any issuance of Certificate of Occupancy of new uses, all requirements stipulated by City, state, and local agencies shall be satisfied.

**Sponsors:** Planning

**Attachments:** [Report](#)  
[SP 13-209 1504 STADIUM -- APPLICATION](#)  
[Ordinance 10\\_086](#)  
[EVERS BROWN 1504 STADIUM SDP SET 9-6-13](#)  
[Permission for Evers Brown 3002 Kingsbury](#)

## **6. Conditional Use**

**CU-13-10** Conditional Use Request: Rachel Dean requests MAPC Conditional Use Approval for a proposed in home daycare for the purpose of caring for 8 children or less within an R-1 Single Family District located at 305 Gilbert.

**Attachments:** [Staff Report](#)  
[CU 13 10 305 Gilbert](#)  
[SP 13-10 305 GILBERT CERTIFIED NOTICES](#)  
[305 Gilbert Aerial](#)  
[Robindale4thADD Plat](#)

**CU-13-11** Conditional Use Request: CU 13:11: Dewayne Sharp requests MAPC Conditional Use Approval for a Metal Recycling Facility to be located at end of Vance Drive , lots 6 and 7 of Jonesboro Industrial Mini Park #2 use within an existing I-2 General Industrial Zoning District.

**Attachments:** [CU 13 11 Application Vance Drive](#)  
[VanceDriveAerial](#)  
[Zoning Map](#)  
[Staff Report](#)  
[Jonesboro Recycling Site Application](#)  
[parcel\\_updates \(2\)](#)  
[JonesboroRecyclingFac\\_SiteSP-1](#)  
[JonesboroRecyclingFac\\_GradingSP-2](#)  
[JonesboroRecyclingFac\\_ECM SP-3](#)

## **7. Rezoning**

**RZ-13-16** Rezoning Case: RZ 13-16: Lowell French and Steve Prestidge, Owners and Josh Brown of Haag Brown Commercial requests MAPC approval of a rezoning from R-1 Single Family Residential to C-3 General Commercial District, for 1.2 acres located at 2006 Greenway Lane and 5710 E. Johnson.

**Attachments:** [RZ13 16 Application](#)  
[REZONING PLAT](#)  
[Staff Report](#)

**RZ-13-17**

Rezoning Case: RZ 13-17: Michael Book, Owner and Josh Brown of Haag Brown Commercial request MAPC approval of a Rezoning from R-1 Single Family Residential to C-3 General Commercial District, for 3.08 acres of land located at 4200 E. Johnson.

**Attachments:** [RZ13 17 Application](#)  
[Staff Report](#)  
[Rezoning Plat](#)

**8. Staff Comments**

**9. Adjournment**