



City of Jonesboro

900 West Monroe,
Jonesboro, AR 72401
<http://www.jonesboro.org/>

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, May 8, 2012

5:30 PM

900 West Monroe

1. Call to order

2. Roll Call

3. Approval of minutes

[MIN-12:036](#) Approval of Meeting Minutes for April 10, 2012

Attachments: [MeetingMinutesApril 10 2012](#)

4. Site Plan Approvals

[SP-12-03](#) SP 12:101: Mr. Robert Rees requests MAPC approval of a Final Site Plan for Rees Commerce Drive, 1st Addition, Phases II thru. IV, 192 apartment units previously approved City Council in 2011. The Preliminary Plan for all units was approved June 14, 2011 by the MAPC (see attached minutes). Location 1200 Commerce Drive.

Sponsors: Planning

Attachments: [SP 12-101 CommerceRd Robert Rees StaffMemo](#)
[ReesCommerceDrive1stAdd Drawings](#)
[ReesCommerceMinutes 6 14 2011MAPC](#)

5. Final Subdivisions

[PP-12-09](#) FP 12-04: Southbend Subdivision Phase III-Final

Applicant/Agent/ Owner: H&W Construction LLC
Engineer / Surveyor: McAlister Engineering

Requests MAPC approval of a Final Subdivision Submittal:

Property Location: Viney Creek Lane, Clear Creek Lane, Hollow Creek Lane (Southbend)
Total Acres: 2.81 acres +/- / (102,253 sq. ft.)
Proposed Lots: 10 in Final Subdivision Plat (9 in Preliminary)

Sponsors: Planning

Attachments: [SouthbendPhaseIII Final Drawings](#)
[DrainageReport Southbend](#)
[FP 12-04 Southbend Phase III-Final Report](#)

6. Conditional Use

CU-12-06 Terrence & Tracy Thompson on behalf of the Owner- Mr Robert M. Teter of property located on the Southeast corner of Gladys Dr. & Ingels Rd. is requesting MAPC approval of a Conditional Use request for a Double-wide Premanufactured Mobile home to be located within an R-1, Single Family Residential District.

Attachments: [CU 12-06 Application](#)
[Staff Summary CU 12-06 4302 Gladys Dr](#)
[Floor Plans](#)

CU-12-07 Mr. Mike McNabb on behalf of the Owner- Mr. Tony Pardew of 4 single family Lots 17-20 of Sweet Heart Subdivision, located on North Patrick on Sweet Heart Lane, requests MAPC approval of a Conditional Use for 4 single wide Mobile Homes within an R-1 Single Family District.

Attachments: [CU 12-07 Application](#)
[Pardew Site Plan](#)
[Staff Summary CU 12-07 Tulip Lane](#)

7. Rezoning

RZ-12-02 NO NEW INFORMATION RECEIVED- AS OF 5/8/2012

Kevin Sartin requests MAPC consideration of a rezoning request for property located at 404 N. Second St/300 W. Gordon, between Gordon Street and Allen St., for 0.26 acres: A request to rezone property from R-3 Multi-family to C-3 General Commercial District.

Attachments: [RZ12 02 Application](#)
[Kevin Sartin Rezoning Plat](#)
[Staff Summary RZ12 02 Sartin](#)

Legislative History

3/13/12	Metropolitan Area Planning Commission	Tabled
4/10/12	Metropolitan Area Planning Commission	Tabled

RZ-12-04 RZ 12-04 - **CASE OFFICIALLY WITHDRAWN BY APPLICANT- AS OF 5/7/2012 **
Item will not be discussed at May 8, 2012 Meeting.

Robert J. Gibson, Attorney - First National Bank & Trust Co. (Integrity First Bank) is requesting a rezoning/modification of an existing C-4 L.U.O. District for 300 E. Highland Drive (300 Block) (2.42 acres).

Sponsors: Planning

Attachments: [Application Integrity](#)
[Integrity Bank Plat](#)
[Staff Summary RZ12_04 IntegrityFirstNationalBank](#)
[ORD-07 20 C-4LUO](#)

RZ-12-05 RZ 12-05 Kidd, LLC - Mark Morris on behalf of owner - Stone Street Church of Christ is requesting a rezoning for property located on the Southeast corner of Airport Road and Prospect Road - from existing R-1 to a Mixture of Single Family and RM16 (11 Single Family Homes/65 Apartment Units).

Sponsors: Planning

Attachments: [Rezoning Plat - Airport and Prospect](#)
[Application](#)
[Staff Report](#)
[Airport Prospect PD- Conceptual Layout](#)
[Airport Prospect- PD- Layout 2](#)

RZ-12-06 RZ 12-06 Lyons and Cone - Jim Lyons - Attorney for Grayson Investments is requesting a rezoning for property at 3701 E. Johnson Avenue - a modification of an existing Zoning C-3 L.U.O. to C-3 L.U.O. with additional C-3 uses.

Sponsors: Planning

Attachments: [Rezoning Application](#)
[Plat of Survey](#)
[Staff Summary RZ12_06 Grayson Investments](#)
[3701 E Johnson Consent Order](#)

RZ-12-07 RZ 12-07 Southern Bank is requesting a rezoning for property located at 1925 South Main at Highland Drive - from existing Zoning R-2 to C-3.

Sponsors: Planning

Attachments: [Application](#)
[Staff Summary RZ12_07_1925SMain](#)
[Rezoning Plat](#)
[Concept Plan Layout](#)

RZ-12-08 RZ 12-08 City of Jonesboro is requesting a rezoning for vacant property of 23.25 acres located at 2217 W. Parker Road - Southeast of Strawfloor Road - from existing Zoning R-1 SF to C-3 L.U.O. General Commercial (Limited Use Overlay).

Attachments: [Application](#)
[Rezoning Plat](#)
[Staff Summary RZ12_08COJ WParkerRD](#)

8. Staff Comments

COM-12:032 Replat RP-12-27 Golden Grotto, Southwest corner of Stadium Blvd. & Driftwood Lane:

Owners of Golden Grotto request MAPC approval of a replat of Lots 1 & 2 of Driftwood East Addition to allow for a waiver of the 60 ft. wide, Street Right of Way Requirements for culdesac/deadend streets allowing a 50 ft. minimum right of way on Driftwood Lane; existing conditions are adequate.

Sponsors: Planning

Attachments: [Replat](#)
[MAPC 6-12-12](#)

9. Adjournment