



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, November 29, 2016

5:30 PM

Municipal Center

1. Call to order

2. Roll Call

3. Approval of minutes

MIN-16:139 Approval of the MAPC Meeting Minutes for the November 8, 2016 meeting.

Attachments: [MACP Meeting Minutes November 8, 2016](#)

4. Preliminary Subdivisions

COM-16:102 Conceptual Rezoning Review: 305 N Airport Road - Cesar Islas

Cesar Islas request MAPC Conceptual Rezoning Review of an existing R-1 Single Family Residential District that used to be the former Fraternal Order of Eagles Facility. Mr. Islas seeks to rezone the property as RM-16 being Residential multifamily classification: 16 units per net acre, includes all forms of units, duplexes, triplexes, quads and higher on 7.00 acres of land with the intention of adding Multifamily homes consisting of 7 new multifamily structures with 112 new dwelling units.

Attachments: [Application](#)
[Plat](#)
[Aerial View](#)
[Land Use Map Growth Sector](#)
[Moderate Intensity from Adopted Land Use Plan](#)

5. Final Subdivisions

PP-16-34 Final Subdivision: Bridger Park Phase 1 - 13 lots on 8.1 acres - Morris-Kidd, LLC

Carlos Wood of Wood Engineering on behalf of Mark Morris of Morris-Kidd, LLC requests MAPC approval of a Final Subdivision- Bridger Park Phase 1, for 13 lots on 8.1 acres for property Zoned R-1 Single Family, located west of Bridger Place at the south terminus of Oriole Drive.

Attachments: [Application](#)
[Staff Report](#)
[Bridger Park Phase 1 Final Plans](#)
[Bridger Park Phase 1 Plat](#)
[Aerial View](#)

PP-16-35 Final Subdivision: Jude's Crossing Phase 4 - 25 lots on 6.6 Acres - Morris-Kid, LLC

Wood Engineering on behalf of Applicant / Agent / Owner: Morris-Kidd, LLC requests MAPC Final Subdivision Approval for 24 proposed lots on 6.6 acres located east side of Darr Hill Road, South of Keller's Chapel Road, and South of Stoneridge Estates within the R-1 Single Family Residential District.

Attachments: [Application](#)
[Staff Report](#)
[Plat](#)
[Aerial View](#)

PP-16-36 Final Subdivision: Jude's Crossing Phase 5 - 28 lots on 8.8 acres - Morris-Kid, LLC

Wood Engineering on behalf of Applicant/Agent/ Owner: Morris-Kidd, LLC requests MAPC Preliminary Subdivision Approval for 28 proposed lots on 8.8 acres located East side of Darr Hill Road, South of Keller's Chapel Road, South of Stoneridge Estates within a R-1 Single Family Residential District.

Attachments: [Application](#)
[Staff Report](#)
[Plat](#)
[Aerial View](#)

PP-16-37 Final Subdivision: The Villas at Sage III - 64 lots on 20.09 Acres - Brandon Winters

Carlos Wood of Wood Engineering on behalf of Applicant / Agent / Owner: Brandon Winters requests Final Subdivision Approval for 64 lots on 20.09 Acres located on Macedonia Road North of Sage Meadows within the RS-7 Single Family Residential District.

Attachments: [Application](#)
[Staff Report](#)
[Plat](#)
[Aerial View](#)

6. Conditional Use

CU-16-19 Conditional Use: CU 16-19 - 4502 Access Road - Brenda Wright

Brenda Wright is requesting MAPC approval of Conditional Use to allow Holiday Animation Walk thru for months of November and December with Retail Sales located at 4502 Access Road. This lot is zoned as I-1 Limited Industrial District.

Attachments: [Staff Summary](#)
[Application](#)
[Interior View of Location](#)
[View of Location](#)
[Adjoining Property Owner Notification](#)
[USPS Returned Cards for CU](#)
[Aerial View](#)

7. Rezoning

8. Staff Comments

COM-16:101 Ordinance Reviews: Sidewalk and Rezoning Ordinance Discussion

Derrel Smith, Director of Planning is presenting changes to the ordinances pertaining to Sidewalks and Rezoning. Feedback and recommendations are welcomed from the Public and MAPC.

Attachments: [Sidewalk Ordinance Changes](#)
[Rezoning Ordinance Changes](#)

9. Adjournment