



# City of Jonesboro

300 South Church Street  
Jonesboro, AR 72401

## Meeting Agenda Metropolitan Area Planning Commission

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Tuesday, April 8, 2014

5:30 PM

Municipal Center

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### 1. Call to order

### 2. Roll Call

### 3. Approval of minutes

MIN-14:033 Approval of the MAPC Minutes for March 11, 2014

Attachments: [MeetingMinutes208-Apr-2014-04-18-07](#)

### 4. Final Site Plan & Replat Reviews

SP-14-06 Site Plan: Large Scale Development Located at US.63, E. Parker Rd. & Harrisburg Rd.

Nate Bachelor, PE, CPESC, Project Manager with CEI Engineering Associates, Inc. respectfully requests consideration by the Planning Commission of the attached site plan & Final Replat of Warmack Subdivision for Walmart Neighborhood Market #6876. Building permit drawings are being readied and will be submitted pending approval of the site plan by the Planning Commission.

Attachments: [Walmart Neighborhood Market Site Plan- #6876](#)  
[Final Plat Warmack Subdivision](#)  
[Vicinity Map Walmart Neighborhood Market #6876](#)

SP-14-07 Final Site Plan: Large Scale Development Located within the Creek Place Commercial Subdivision; Creek Drive @ Larkwood Dr. at Forest Home Road (One Block West of Red Wolf Blvd.)

Nate Bachelor, PE, CPESC, Project Manager with CEI Engineering Associates, Inc. respectfully requests consideration by the Planning Commission of the attached site plan & Final Replat for Walmart Neighborhood Market #6943. Building permit drawings are being readied and will be submitted pending approval of the site plan by the Planning Commission.

Attachments: [Walmart Neighborhood Market #6943 Site Plan](#)  
[Vicinity Map Walmart Neighborhood Market #6943](#)  
[Creek Place Replat](#)  
[Permanent GAS Easement - Creek Place](#)  
[Temporary SEWER Easement - Creek Place](#)

- SP-14-08** Final Site Plan Review: Parking Lot Expansion (Rear of 700 E. Washington Ave.)
- St. Bernards Senior Services Center request MAPC approval of a site plan for a parking lot expansion located at the Senior Center north access from Hope Avenue (700 East Washington Ave.). This site was previous approved as a Conditional Use within the C-1 Downtown District previously.
- Attachments:** [Site Plan](#)  
[StBernards\\_Vicinity](#)

- PP-14-03** Replat Approval: Lot 2, Everyday Addition, Located South of Parkwood Drive, East of Red Wolf Blvd. Part of the FloyRed Subdivision.
- Travis Fischer, PE CFM, Tralan Engineering, Inc. requests MAPC's approval of a request for a waiver of the Subdivision requirements for street frontage within the Floy Red Commons Commercial Subdivision. Lot 2, Everday Addition will be a rear lot that currently has 24 ft. ingress/egress easements recorded as part of the original subdivision, from the abutting lots to the north and west (see attached proposed replat).
- Attachments:** [14116-EVERYDAY-replat](#)

## **5. Final Subdivisions**

## **6. Conditional Use**

- CU-14-04** CU 14-04: Westtower, LLC - SiteExcell, LLC requests MAPC Conditional Use Approval in a R-1 Single Family District for a proposed 100' wireless cellular tower located at 3312 E. Parker Road.
- Attachments:** [Staff Report](#)  
[Conditional Use Application](#)  
[Overview](#)  
[Photos](#)  
[Permit Application](#)  
[Site & Landscaping Plan](#)  
[Boundary Survey](#)  
[Structural Plans](#)  
[Pole Design Calculations](#)

## **7. Rezoning**

- RZ-14-03** RZ 14-03: Village Residential Overlay District Text Update: Presented to the MAPC for consideration. The Planning Department Staff will continue the proposal of revising the existing ordinances for Village Residential Overlay District (Chapter 117-140). See February Agenda for previous discussion.
- Attachments:** [Chapter 117-140 Village Residential District Existing Code](#)  
[Expanding the Village Residential Overlay District\\_Memo to MAPC](#)  
[Chapter 117-140 Village Residential District\\_FinalCopy](#)

**RZ-14-04** RZ 14-04: Kenneth Berk, Jeffery Johnson, Rickie Summers and Lorrie Beason are requesting MAPC approval of a Rezoning from AG-1 Agricultural District to C-3 General Commercial District L.U.O. for 1.89 acres of land located at 2005 & 2009 Margo Lane and 2008 & 2010 Commerce Lane.

**Attachments:** [Rezoning Application](#)  
[Rezoning plat](#)  
[Staff Report](#)

**RZ-14-06** RZ14-05: Mobile Vending Ordinance Update- Wheel Removal Policy

RZ 14-05: City of Jonesboro Planning Staff presents a Text Amendment to the existing Mobile Vending ordinance 117-258 for the purpose of complying with Health Department standards regarding wheel removal.

**Attachments:** [Mobile Vending Ordinance ORD 08 005 Existing](#)  
[Arkansas Department of Health Letter](#)  
[MEMO MobileVending TextAmendmentCover](#)  
[Mobile Vending Ordinance Markup](#)

## **8. Staff Comments**

## **9. Adjournment**