



# City of Jonesboro

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

## Meeting Agenda Metropolitan Area Planning Commission

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Tuesday, August 13, 2013

5:30 PM

900 West Monroe

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### 1. Call to order

### 2. Roll Call

### 3. Approval of minutes

MIN-13:065 Approval of the July 9, 2013 MAPC Meeting Minutes

**Sponsors:** Planning

**Attachments:** [Draft Minutes](#)

### 4. Preliminary Subdivisions

PP-13-23 Greg Griffin, Owner requests MAPC approval of Boston Proper Third Addition.  
Zoning District: R-1; Lots: 22 Single Family Homes proposed.

Location: South of Boston Proper 2nd Add'n, End of Copely Ln, East of Richardson

**Attachments:** [Boston Proper 3rd Plat](#)

[Application](#)

[Report](#)

### 5. Final Subdivisions

PP-13-22 Final Subdivision: The Villas at Sage Meadows Ph. 2

Carlos Wood, Engineer on behalf of David Onstead, Owner requests MAPC consideration for a Preliminary Subdivision Approval for The Villas at Sage Meadows Phase 2, for 14 Single Family lots in an R-3 Multi-family District.

Location: East of the intersection of Clubhouse Road & Villa Drive.

**Attachments:** [Villas Ph 2 DET-1](#)

[Villas Ph 2 STR-1](#)

[Villas Ph 2 STR-2](#)

[Villas Aerial](#)

[Villas Phase 2 Final Application](#)

PP-13-24 Terry Bare, HKB & Associates, on behalf of the owners (Craighead County Fair

Association) of Floyred Commons requests MAPC approval of a driveway access to the development, waiving an approved covenant restriction, to allow a proposed right-in only vehicular motion of Stadium Blvd.(East Side), South of Dayton Dr./North of Parkwood Dr.

**Attachments:** [Floyred Record Replat](#)  
[Proposed Right Turn Lane Concept Sketch](#)

## **6. Site Plan Reviews**

**SP-13-10** 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.

**Attachments:** [ReserveAtSage\\_VicinityMap](#)  
[ReserveAtSageMeadows\\_Memo](#)  
[Site Plan](#)

**SP-13-11** Final Development Plan- Final Review:

PD-M PLANNED MULTIUSE FOR PROPERTY LOCATED AT 4021 SOUTHWEST DRIVE AS REQUESTED BY KAGLE & SHARON HUFF.

**Attachments:** [KagleHuff\\_Final Drawings](#)  
[ORDINANCE13 026](#)

**SP-13-12** Site Plan Review:

Lindel Turner, Owner is requesting MAPC approval of a final plat/plan for property recently rezoned to RM-8 LUO. The proposal is for 1 single family home to be located on the southeast portion of the acreage as a separate lot.

Location: 5308 Apt. Drive.

**Attachments:** [MP 13-21 Lindel Turners 2nd Apt Drive Minor Plat](#)  
[RezoningPlat for Rezoning](#)  
[ORD 11 048](#)

## **7. Rezoning**

**RZ-13-14** Rezoning Case RZ 13-14:

William D. Rupard, James R. Rupard and James M. Rupard are requesting MAPC approval of a Rezoning from R-1 Single Family Residential to C-3 General Commercial District L.U.O. for 9.77 acres of land located at the northwest corner of the intersection

of Highway 49 and Greenway Lane.

**Attachments:** [Rezoning Plat](#)  
[RZ 13-14 Application](#)  
[Staff Summary RZ 13-14 MAPC Rupard Draft](#)

**RZ-13-15** Rezoning Case: RZ 13-15:

Glen Bridger and Phil Bridger requests MAPC approval of a Rezoning from R-1 Single Family Residential to C-3 General Commercial District L.U.O. for 18.40 acres of land located at 5508 and 5512 East Johnson.

**Attachments:** [Rezoning Plat](#)  
[Staff Summary RZ 13-15 MAPC Bridger McNeese Draft](#)  
[Application](#)

**8. Staff Comments**

**COM-13:056** Presentation: Access Management

The Jonesboro MPO, Engineering & Planning Staff would like to give a brief presentation on a current Study of Access Management Policies for the City of Jonesboro

**9. Adjournment**