



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, September 10, 2024

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

3. Approval of Minutes

[MIN-24:086](#) Minutes: August 27, 2024 MAPC

Attachments: [8.27.24 MAPC Minutes](#)

4. Miscellaneous Items

[COM-24:044](#) Sidewalk In Lieu: 3002 Rook Road

Crafton Tull on behalf of AutoZone, is requesting MAPC approval to pay the sidewalk in lieu payment of \$13,861.21 for 143.59 square yards along Stadium Blvd. The average rate is \$96.54 per square yard.

Attachments: [AZ #9336 Sidewalk Waiver Letter](#)

[C1.1 SITE PLAN-CIVIL](#)

[COM-24:045](#) Sidewalk In Lieu: 3003 East Parker Road

White - Daters & Associates, Inc. on behalf of Honda of Jonesboro, is requesting MAPC approval to pay the sidewalk in lieu payment of \$41,664 for 427.8 square yards along E. Parker Rd. The current rate is \$97.39 per square yard.

Attachments: [Honda of Jonesboro Sidewalk In-Lieu Letter](#)

[C14 Sidewalk waiver](#)

5. Preliminary Subdivisions

6. Final Subdivisions

7. Conditional Use

8. Rezoning

9. Staff Comments

10. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-24:086

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Minutes

Minutes: August 27, 2024 MAPC



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Metropolitan Area Planning Commission

Tuesday, August 27, 2024

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

Present 5 - Lonnie Roberts Jr.; Jimmy Cooper; Kevin Bailey; Jeff Steiling and Paul Ford

Absent 4 - Monroe Pointer; Stephanie Nelson; Jim Little and Dennis Zolper

3. Approval of minutes

[MIN-24:082](#) Minutes: August 13, 2024 MAPC

Attachments: [8.13.24 MAPC Minutes](#)

A motion was made by Jimmy Cooper, seconded by Paul Ford, that this matter be Approved . The motion PASSED with the following vote.

Aye: 4 - Jimmy Cooper; Kevin Bailey; Jeff Steiling and Paul Ford

Absent: 4 - Monroe Pointer; Stephanie Nelson; Jim Little and Dennis Zolper

4. Miscellaneous Items

5. Preliminary Subdivisions

6. Final Subdivisions

7. Conditional Use

[CU-24-05](#) Conditional Use: 2111 Prescott Lane

Travis and Kelly Wood are requesting conditional use approval for a manufactured home (residential design) within an R-1, single family medium density district.

Attachments: [Application](#)
[Certified Mail Receipts and Signed Notifications](#)
[Conditional Use Sign](#)
[Home Design](#)
[Parcel 01-144053-01100](#)
[Staff Summary](#)

Kelly Wood (Proponent): I'm Kelly Wood, and this is my husband, Travis Wood.

Lonnie Roberts Jr.: So y'all are applying for a conditional use to put the manufactured home in there?

Kelly Wood: Yes sir.

Lonnie Roberts Jr.: City planner, do you have staff comments on this?

Derrel Smith (City Planner): Yes sir, we would recommend approval with the addition of two comments that upon approval of the conditional use;

1. All other local and statewide inspections shall be applied for and obtained.
2. The structure shall meet all the requirements of section 117-257 of manufactured housing units residential design.

Lonnie Roberts Jr.: Okay, so is there anyone here to give public comments on this? If not, I will open it up to the commissioners for discussion, questions, or motions. You have a question?

A motion was made by Jimmy Cooper, seconded by Jeff Steiling, that this matter be Approved . The motion PASSED with the following vote.

Aye: 5 - Lonnie Roberts Jr.;Jimmy Cooper;Kevin Bailey;Jeff Steiling and Paul Ford

Absent: 4 - Monroe Pointer;Stephanie Nelson;Jim Little and Dennis Zolper

8. Rezoning

[RZ-24-13](#)

Rezoning: 2117 School Street

Flex Properties LLC, is requesting a rezoning from R-2, multi-family low density district, to RD-RM, multifamily residential planned development. This request is for 3.39 acres.

Attachments: [Application and Questions](#)
[Proposed Design](#)
[Rezoning Plat and Site Layout](#)
[SchoolStreet-CommonAreaMap](#)
[Neighborhood Meeting Flyer](#)
[Deeds](#)
[Rezoning Signs](#)
[Staff Summary](#)

Roger McNeil (Proponent): Roger McNeil, I represent Flex Properties. This is Carlos Wood, our consulting engineer, so the goal is to go from multi-family to the PUD and that's simply to handle the parking and drainage and the design in a single project. So we think the application is complete, we think we've supplied everything so if you guys have questions, Mr. Wood I think can handle any of those.

Lonnie Roberts Jr.: Okay, City Planner, do you have any staff comments on this

one?

Derrel Smith: Yes I do, we would recommend approval with the following conditions:

1. The proposed site plan shall satisfy all requirements of the City Engineer, all requirements of the current stormwater drainage design manual and floodplain regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning department prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning department approval in the future.

Lonnie Roberts Jr.: Is there anyone here to give public comments on this rezoning request? If not, I'll open up for commissioners for questions of the applicant or city staff.

Paul Ford: My question is always scroll through the staff summary and look for green checks or red x's and I noticed a red x on this application from the staff summary so my curiosity is why is there a red x yet staff summary recommends approval.

Derrel Smith: Because they are doing it as a planned development and not as a regular duplexes and triplexes in the area.

Lonnie Roberts Jr.: It doesn't mean there's necessarily anything wrong with it, it just means that it's different from what was.

Derrel Smith: It's different and they're single family in the area, they're doing this as a planned development, so even though it doesn't follow the single family design, we feel it would meet the criteria of the area.

Lonnie Roberts Jr.: So it's already R-2 as well isn't it?

Derrel Smith: Yes it is.

Lonnie Roberts Jr.: Does that answer your question Mr. Ford?

Paul Ford: Yes it does.

A motion was made by Kevin Bailey, seconded by Jeff Steiling, that this matter be Approved . The motion PASSED with the following vote.

Aye: 5 - Lonnie Roberts Jr.;Jimmy Cooper;Kevin Bailey;Jeff Steiling and Paul Ford

Absent: 4 - Monroe Pointer;Stephanie Nelson;Jim Little and Dennis Zolper

[RZ-24-14](#)

Rezoning: 901 N. Church Street

Michael Shannon Kee is requesting a rezoning from R-3, multi-family high density district, to C-3, general commercial. This request is for 0.41 acres.

Attachments: [Rezoning Application](#)
 [Mail Receipts](#)
 [Rezoning Sign Posted](#)
 [Staff Summary](#)

Carlos Wood (Proponent): Carlos Wood, I'm representing the owner for this. He was wanting to add on office space and in the process of doing that it was demonstrated that this is a R-2 zoning and it needs to be a C-3. And it's long term use and it's history it's been a gas station and an office.

Lonnie Roberts Jr.: Okay, City Planner do you have any comments on this one?

Derrel Smith: Yes we do sir, we would recommend approval with the following conditions:

1. The proposed site shall satisfy all requirements of the city engineer, all requirements of the current Stormwater Drainage Design Manual and floodplain regulations regarding new construction.
2. Final site plans subject to all ordinance requirements shall be submitted, approved, and reviewed by the Planning department prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning department approval in the future.
4. The site shall comply with all overlay district standards.

Lonnie Roberts Jr.: Okay, is there anyone here today to give public comments on this rezoning request? Hearing none, so I will turn it over to commissioners for questions and comments.

Paul Ford: Being consistent, this also had a red x as to one of the comments, so same question, but for clarification is this where Shannon's current operation is now on Church street?

Carlos Wood: That is correct.

Paul Ford: And he is just wanting to add on to his existing structure?

Carlos Wood: That is correct.

Paul Ford: So it's right next door to that crop consulting business.

Carlos Wood: Correct.

Derrel Smith: Right now it's a legal non-conforming use, and so by adding to the footprint to the building, he's going to have to bring it into compliance. And so, the land use plan shows that to be moderate density, but with this use we feel that that, I mean, there's commercial in that area right now anyway and we don't feel this will be any different.

Lonnie Roberts Jr.: Anyone else? Do I hear a motion?

A motion was made by Jimmy Cooper, seconded by Paul Ford, that this matter be Approved . The motion PASSED with the following vote.

Aye: 5 - Lonnie Roberts Jr.;Jimmy Cooper;Kevin Bailey;Jeff Steiling and Paul Ford

Absent: 4 - Monroe Pointer;Stephanie Nelson;Jim Little and Dennis Zolper

9. Staff Comments

10. Adjournment



City of Jonesboro

300 S. Church Street
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Text File

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Communications

Sidewalk In Lieu: 3002 Rook Road

Crafton Tull on behalf of AutoZone, is requesting MAPC approval to pay the sidewalk in lieu payment of \$13,861.21 for 143.59 square yards along Stadium Blvd. The average rate is \$96.54 per square yard.



August 9, 2024

Mr. Derrel Smith
Planning Director
City of Jonesboro
Engineering Department
300 S. Church St.
Jonesboro, AR 72401

RE: Building Permit #BLD-6126 AutoZone #9336
AutoZone #9336 – Sidewalk Waiver
3002 Rook Rd.
Jonesboro, AR 72404
CTA Job No. 24801200

Dear Mr. Smith:

On behalf of Autozone Development Inc. we are requesting a waiver to the Sidewalk Ordinance for the following reason based on Number 4 in the Exceptions listed in the Ordinance:

Sec 117-330.b: (4) Other unusual circumstances make the sidewalk installation requirement unreasonable or inappropriate.

The Arkansas Department of Transportation Job No. 100979 will install sidewalks along Stadium Blvd. on the west side of this property. The project will consist of widening Stadium Blvd. and installing curb and gutter. It is unreasonable to install sidewalks now when ArDOT will also install sidewalks as part of their project.

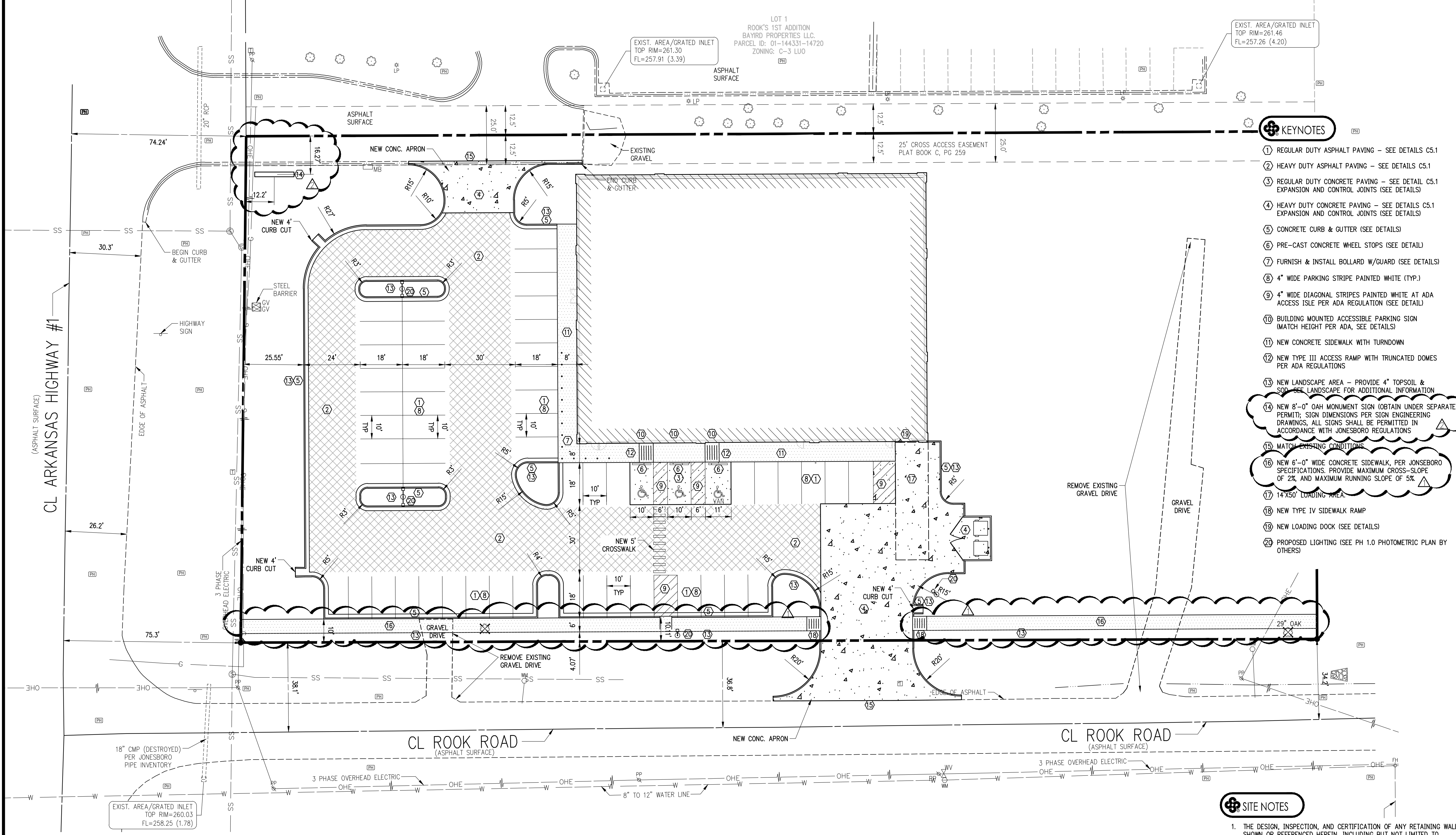
By approving the waiver, our client will pay the in-lieu fee of construction of \$13,861.21

Lot frontage is 215.38 feet, area of sidewalk is 143.59 s.y. Current price per ArDOT Weighed Averages for the most recent letting (5/17/23-5/22/24) is \$96.54/s.y.

Should you have any questions or require additional information, please contact me.

Sincerely,

Tyler Feemster, PE
Civil Project Manager | Infrastructure



KEYNOTES

- 1 REGULAR DUTY ASPHALT PAVING - SEE DETAILS C5.1
- 2 HEAVY DUTY ASPHALT PAVING - SEE DETAILS C5.1
- 3 REGULAR DUTY CONCRETE PAVING - SEE DETAIL C5.1 EXPANSION AND CONTROL JOINTS (SEE DETAILS)
- 4 HEAVY DUTY CONCRETE PAVING - SEE DETAILS C5.1 EXPANSION AND CONTROL JOINTS (SEE DETAILS)
- 5 CONCRETE CURB & GUTTER (SEE DETAILS)
- 6 PRE-CAST CONCRETE WHEEL STOPS (SEE DETAIL)
- 7 FURNISH & INSTALL BOLLARD W/GUARD (SEE DETAILS)
- 8 4" WIDE PARKING STRIPE PAINTED WHITE (TYP.)
- 9 4" WIDE DIAGONAL STRIPES PAINTED WHITE AT ADA ACCESS ISLE PER ADA REGULATION (SEE DETAIL)
- 10 BUILDING MOUNTED ACCESSIBLE PARKING SIGN (MATCH HEIGHT PER ADA, SEE DETAILS)
- 11 NEW CONCRETE SIDEWALK WITH TURNDOWN
- 12 NEW TYPE III ACCESS RAMP WITH TRUNCATED DOMES PER ADA REGULATIONS
- 13 NEW LANDSCAPE AREA - PROVIDE 4" TOPSOIL & SOO - SEE LANDSCAPE FOR ADDITIONAL INFORMATION
- 14 NEW 8'-0" OAH MONUMENT SIGN (OBTAIN UNDER SEPARATE PERMIT); SIGN DIMENSIONS PER SIGN ENGINEERING DRAWINGS, ALL SIGNS SHALL BE PERMITTED IN ACCORDANCE WITH JONESBORO REGULATIONS
- 15 MATCH EXISTING CONDITIONS
- 16 NEW 6'-0" WIDE CONCRETE SIDEWALK, PER JONESBORO SPECIFICATIONS. PROVIDE MAXIMUM CROSS-SLOPE OF 2%, AND MAXIMUM RUNNING SLOPE OF 5%.
- 17 14'X50' LOADING AREA.
- 18 NEW TYPE IV SIDEWALK RAMP
- 19 NEW LOADING DOCK (SEE DETAILS)
- 20 PROPOSED LIGHTING (SEE PH 1.0 PHOTOMETRIC PLAN BY OTHERS)

SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS BACK OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.

DEMOLITION NOTES

1. CONTRACTOR SHALL ABIDE BY ALL FEDERAL, STATE, AND LOCAL CODES FOR THE DEMOLITION AND DISPOSAL OF ALL MATERIALS.
2. CRAFTON, TULL AND ASSOCIATES, INC. SHALL NOT BE LIABLE FOR ANY DEMOLITION PROCEDURES, SCHEDULING, AND DISPOSAL OF ANY MATERIALS.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE SURE THAT ADJACENT PROPERTY IS NOT DAMAGED AND IS ACCESSIBLE AT ALL TIMES, AND THAT CONSTRUCTION DOES NOT CREATE ANY HARSHSHIP TO LAND OWNERS ADJACENT TO THE CONSTRUCTION SITE.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
5. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE DISCONNECTION, REMOVAL AND RELOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH

6. ARE TO BE PAID TO THE UTILITY COMPANY FOR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING EXISTING IRRIGATION SYSTEM IN THE AREAS OF SITE IMPROVEMENTS. THE CONTRACTOR SHALL CAP THE EXISTING IRRIGATION SYSTEM TO REMAIN SUCH THAT THE REMAINING SYSTEM SHALL CONTINUE TO FUNCTION PROPERLY.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO THE EXISTING BUILDINGS PRIOR TO DEMOLITION OF THE BUILDINGS.
8. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATIONS OF EXISTING UTILITIES. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH WORK. UTILITIES DETERMINED TO BE ABANDONED AND

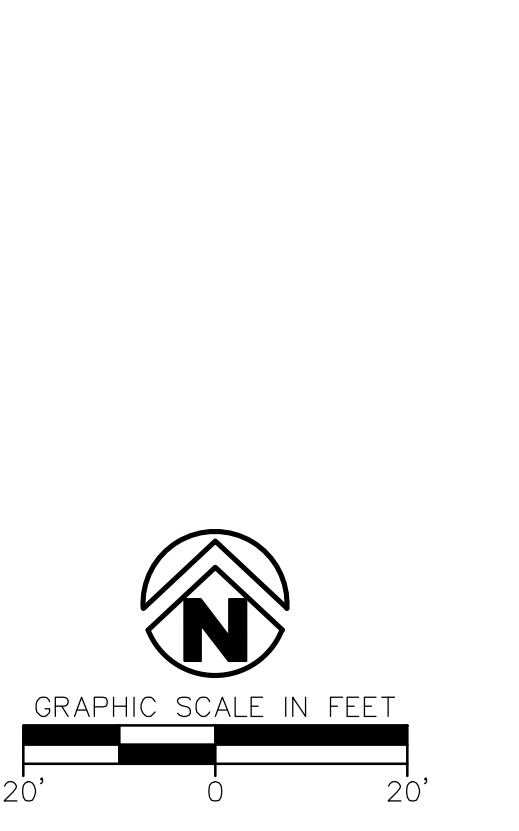
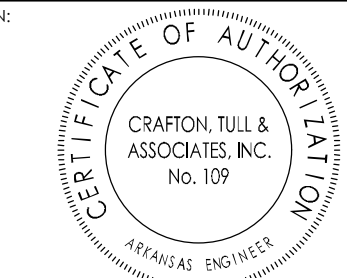
- LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDINGS.
10. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
11. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC.
12. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO DEMOLITION.
13. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
14. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
15. THE CONTRACTOR SHALL COORDINATE WATERMAIN WORK WITH THE FIRE DEPARTMENT AND THE CITY/COUNTY UTILITY DEPARTMENT TO PLAN

- WATERMAIN IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATERMAIN SHUT-OFFS WITH THE CITY/COUNTY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATERMAIN SHUT-OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
16. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE. REPAIRS SHALL RESTORE DAMAGED ITEMS TO EQUAL OR BETTER THAN, EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING ALL EXISTING DAMAGE AND NOTIFYING CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.
17. ALL TRENCHES AND/OR EXCAVATED AREAS SHALL BE FILLED/TESTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.
18. IF SEPTIC TANKS ARE FOUND PRESENT WITHIN THE LIMITS OF DISTURBANCE THEY SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL LAWS.
19. IF THE CONTRACTOR FINDS ANY UNDERGROUND TANKS ON SITE THEY SHALL CONTACT THE ENGINEER IMMEDIATELY.
20. ALL WELLS SHALL BE CAPPED AND CLOSED IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL LAW.

Arkansas One Call

 Know what's below.
 Call before you dig.

PARKING	
ADA PARKING	3
REGULAR PARKING	52
TOTAL PARKING	55



AUTOZONE
 JONESBORO, AR

No.	Description	Date
1	CITY COMMENTS	7/27/2024
2	API COMMENTS	7/22/2024

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 24801.200
 ISSUE DATE: 06/12/2024
 CONTACT: T. FEEMASTER
 PLOT NO:
 DATE:

ISSUED FOR REVIEW
 T. FEEMASTER
 No. 19931
 07/23/2024

SITE PLAN

C1.1 R2

DRAWING DATE: 06/12/2024. ANTHONY W. WEAVER/STRUCTURAL ENGINEER. PROJECT: 24801.200. PROJECT NAME: 10825 FINANCIAL CENTRE PARKWAY, SUITE 300, LITTLE ROCK, AR. DRAWN BY: LAUREN C. BERRY. 7/23/2024. 10:58 AM.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

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WHITE - DATERS & ASSOCIATES, INC.

24 Rahling Circle

Little Rock, Arkansas 72223

Phone: 501-821- 1667

www.whitedaters.com

August 13, 2024

**Mr. Derrel Smith
Planning Director
300 S. Church Street
Jonesboro, AR 72401**

RE: Honda of Jonesboro Expansion – 3003 E Parker

Dear Mr. Smith,

On behalf of Riverside Properties, LLC our firm is requesting a waiver to the 770 LF of 5' walk that is required by the Sidewalk Ordinance for the following reasons based on number 2 and number 4 of the Exceptions listed in the sidewalk Ordinance.

Sec 117-330.b

(2) A storm water drainage ditch or similar public facility prevents the installation of the sidewalk, and neither the sidewalks nor the facility can be reasonable relocated to accommodate both the sidewalk and the facility.

(4) Other unusual circumstances make the sidewalk installation requirement unreasonable or inappropriate.

There is no existing sidewalk for the proposed walk to connect to, or any sidewalk in the area along E. Parker. The proposed sidewalk will be adjacent to a large drainage ditch with steep slopes that would potentially be dangerous for a pedestrian.

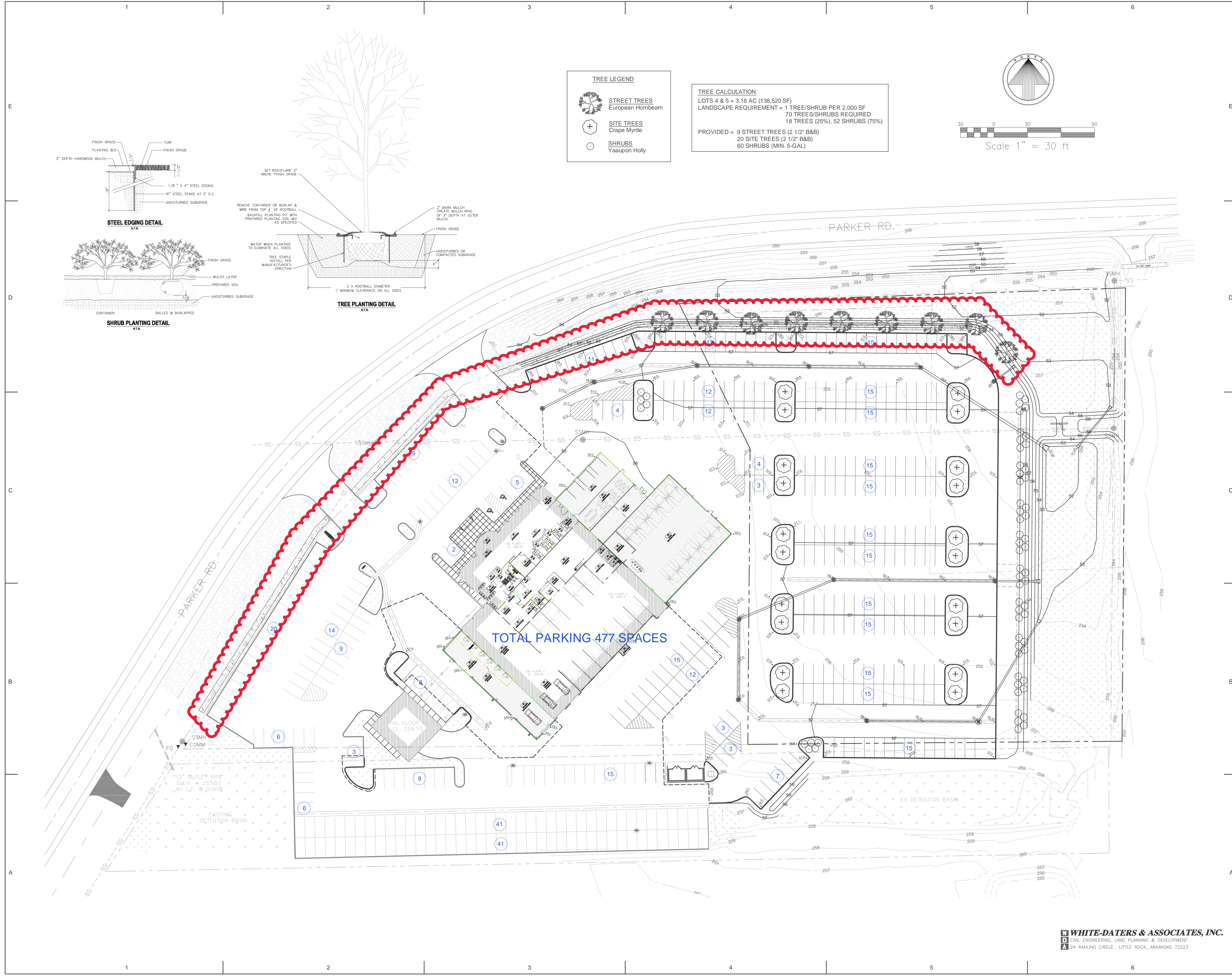
770 LF * 5' wide = 3850 sf/9= 427.8 sqyd * \$97.39/sqyd = \$41,664

By approving the waiver our client will pay the in lieu of construction fee of \$41,664.

Please contact me if you need any additional information or have any questions.

Sincerely,

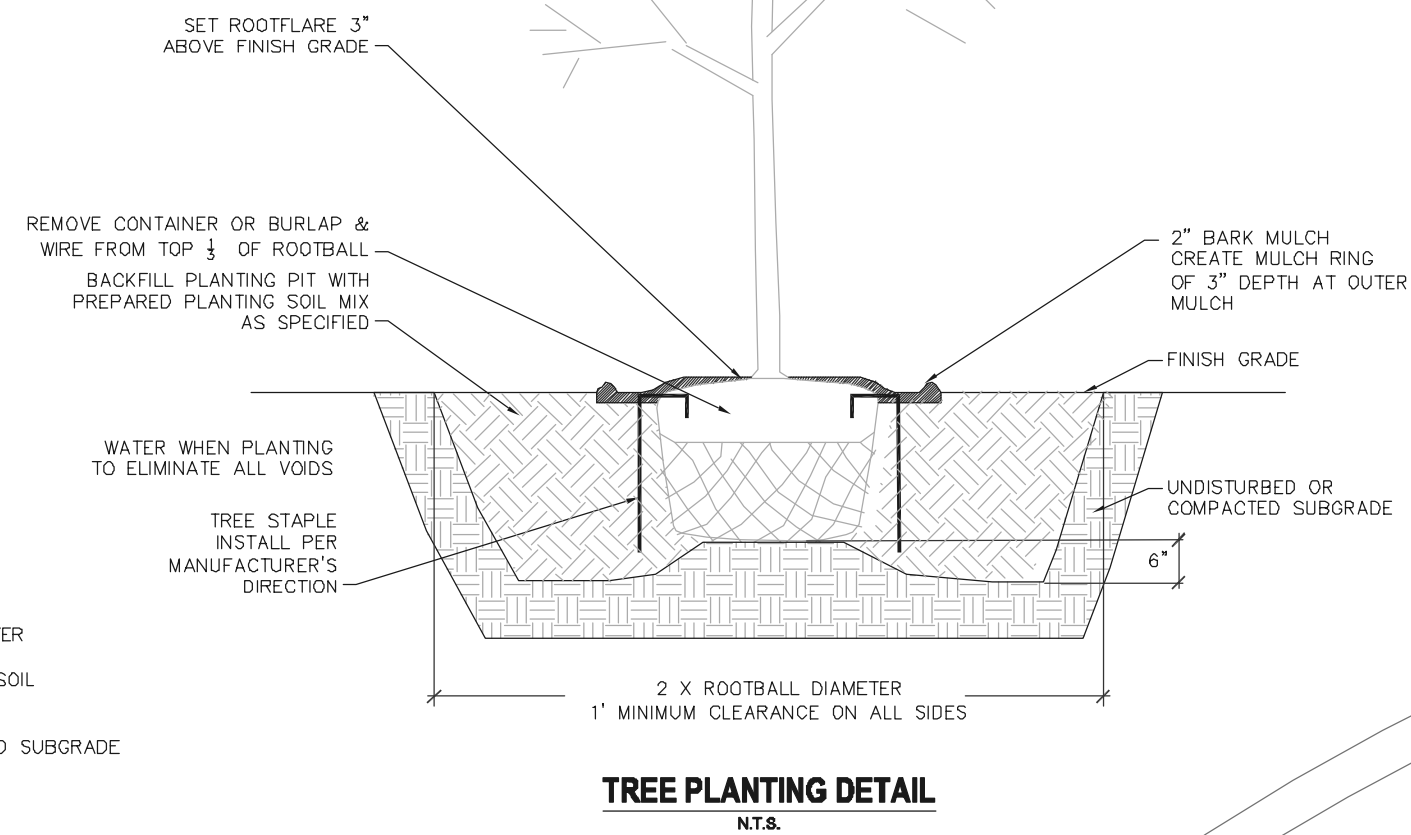
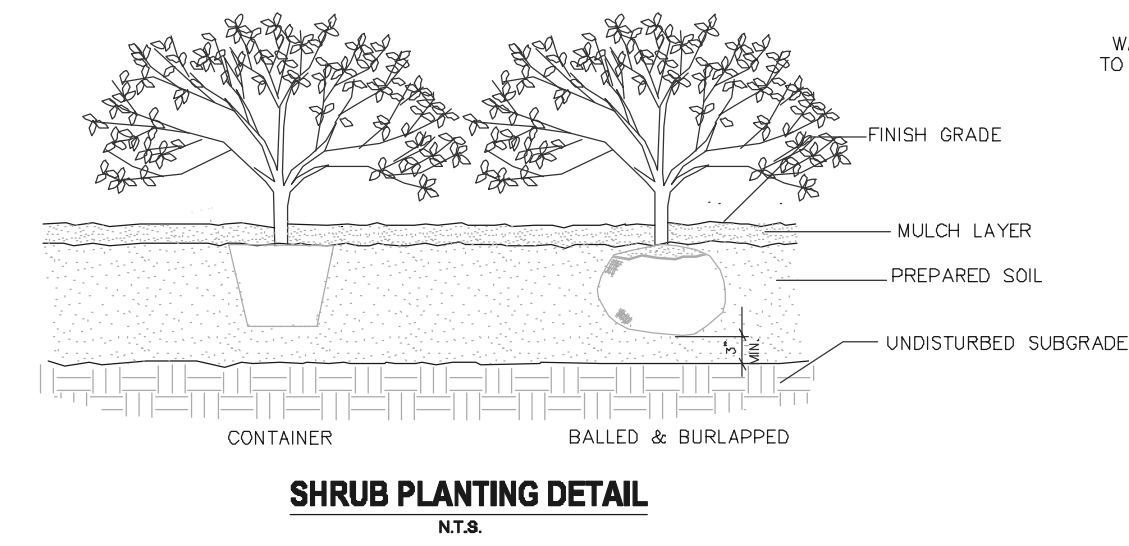
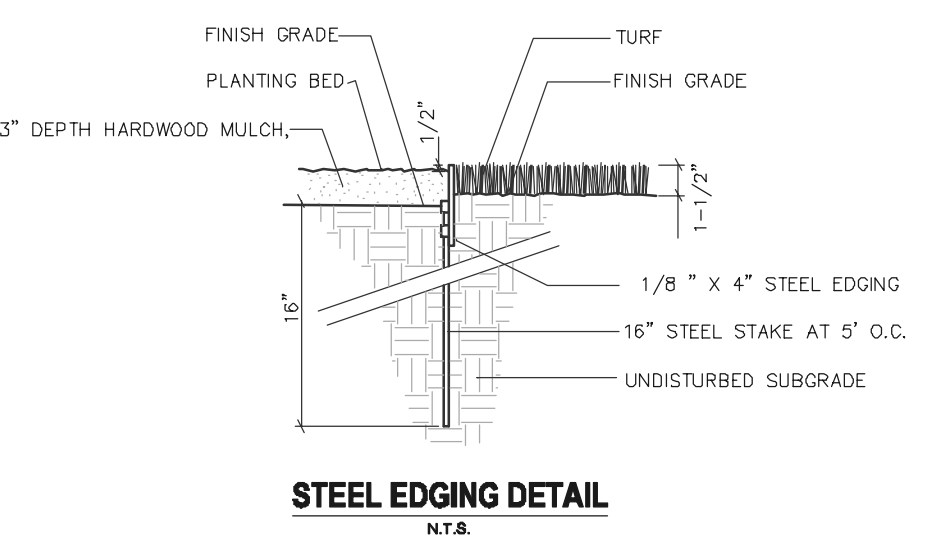
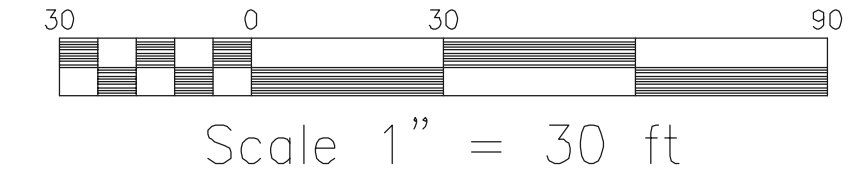
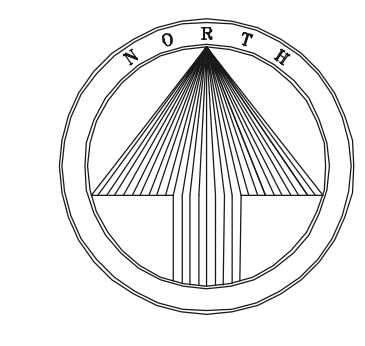
Ben Wells, P.E.



TREE LEGEND

- STREET TREES**
European Hornbeam
- SITE TREES**
Crape Myrtle
- SHRUBS**
Yaupon Holly

TREE CALCULATION
 LOTS 4 & 5 = 3.18 AC (138,520 SF)
 LANDSCAPE REQUIREMENT = 1 TREE/SHRUB PER 2,000 SF
 70 TREES/SHRUBS REQUIRED
 18 TREES (25%), 52 SHRUBS (75%)
 PROVIDED = 9 STREET TREES (2 1/2" B&B)
 20 SITE TREES (2 1/2" B&B)
 60 SHRUBS (MIN. 5-GAL.)



TAGGART ARCHITECTS

600 Main Street, Suite 300
 North Little Rock, AR 72114
 Phone: 501-758-7443

www.TaggArch.com



3003 E. PARKER
 JONESBORO, AR
 72404

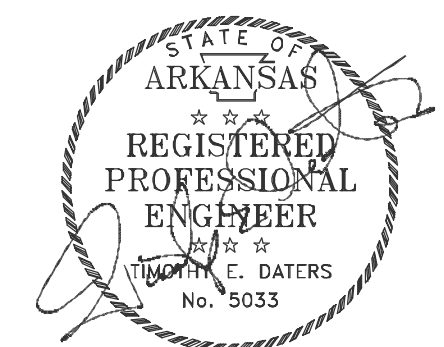


OWNER:

PROJECT INFO

BID SET

PROJECT PHASE



7-14-23

SEAL

NO.	DESCRIPTION	DATE

REVISIONS

Landscape Plan

SHEET NAME

DATE 14 JULY, 2023

PROJECT NUMBER

C14

SHEET NUMBER

WHITE-DATERS & ASSOCIATES, INC.
 CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT
 24 RAHLING CIRCLE LITTLE ROCK, ARKANSAS 72223