



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Agenda Metropolitan Area Planning Commission

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Tuesday, October 11, 2016

5:30 PM

Municipal Center

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### 1. Call to order

### 2. Roll Call

### 3. Approval of minutes

[MIN-16:127](#) Approval of the MAPC Meeting Minutes for September 27, 2016.

**Attachments:** [MAPC Meeting Minutes September 27, 2016](#)

### 4. Preliminary Subdivisions

[COM-16:084](#) Conceptual Subdivision Review: Airport and Prospect Road - 20 Acres with 62 Lots

Terry Bare of Fisher Arnold requests MAPC conceptual review of a single family subdivision that is proposed to be located at the corner of Airport Road and Prospect Road, which includes 62 lots on 20 acres total. The purpose of this review is to gain MAPC feedback.

**Attachments:** [Conceutual Design Plan](#)  
[Layout of Area](#)

[COM-16:078](#) Sidewalk Wavier Request: 1405 Old Bridger Road - Grace Point Church of Christ

Carlos Wood of Wood Engineering on behalf of Grace Point Church of Christ is requesting consideration on the MAPC Agenda for a Sidewalk wavier for the new church being built at 1405 Old Bridger Road (See Application for Details/Justification).

**Attachments:** [Sidewalk Waiver Application](#)  
[Plans](#)  
[Site Plan and Plat](#)  
[Rendering of Church](#)  
[Aerial View](#)  
[Staff Summary](#)

[COM-16:083](#) Sidewalk Wavier Request: 608 Gladius Drive - C & R Construction

George Hamman with Civilogic on behalf of C & R Construction is requesting on the MAPC Agenda for a Sidewalk Wavier for new commercial building being built at 608 Gladius Drive (See Application for Details/Justification).

**Attachments:** [Application](#)  
[Plan Set](#)  
[Aerial View of Location](#)  
[Application](#)

**PP-16-30** Preliminary Subdivision Approval: Centre Park Addition Phase 2 - Centerline, LLC  
  
John Easley of Associated Engineering on behalf of Centerline, LLC is requesting Preliminary Subdivision Approval by the MAPC that is located at Browns Lane Access Road that is zone C-3 General Commercial District.

**Attachments:** [Site Development Plans](#)  
[Application](#)  
[Aerial View](#)

**SP-16-14** Site Plan: 3500 E. Johnson Avenue - First National Bank - Ramsons, Inc.  
  
John Easley of Associated Engineering on behalf of Ramson, Inc. and First National Bank requests MAPC's Site Plan Review and Approval for the new First National Bank, to be located at 3500 E. Johnson Avenue within the C-3 Commercial District. The development exceeds 75,000 square feet, thus requiring MAPC Site Plan Approval. Total square footage is 109,549 square feet, with parking garage being 37,019 square feet and hotel is 72,530 square feet.

**Attachments:** [Application](#)  
[1st National - Structural Bid Package](#)  
[Plans - Site Grading and Site Improvements](#)  
[Plans - Under Slab and Foundation Package](#)  
[Site Development Plans](#)  
[Aerial View](#)

**SP-16-15** Site Plat Approval: Wood Springs Road - Ridgepointe Patio Homes  
George Hamman of Civilogic, Inc. on behalf of Applicant / Agent / Owner Carrol Caldwell request MAPC Site Plan approval for Ridgepointe Patio Homes that is located on Woodsprings Road. Ten units are proposed.

**Attachments:** [Site Plan Layout](#)  
[Aerial Map of Location](#)  
[Minutes from Meeting 09.12.00](#)  
[Minutes from Meeting 10.10.00](#)  
[Sec 117-164 Municode Language](#)  
[Plat](#)  
[Proposed Plan](#)  
[Info on Property](#)

**PP-16-29** Replat - Right-of-Way Waiver and Lot Size: 1301 and 1311 W. Monroe Avenue - BHB Real Estate, LLC

George Hamman of Civilogic on behalf of BHB Real Estate, LLC is requesting MAPC

Approval of a right-of-way wavier on W. Monroe. This request is for the right-of-way to remain on W. Monore 26.92 ft from center of the road and Floyd Street 10, instead of the 60 ft that is required by the Master Street Plan. Since this is requested for the right-of-way this is going to affect lot size causing them to go under the minimum square footage. This is located in an R-2 Multi-Family Low Density District.

**Attachments:** [Replat](#)  
[Replat with No Right Of Way](#)  
[Replat with Right Of Way](#)  
[Aerial View](#)  
[Lot 1 Site Plan](#)  
[Lot 2 Site Plan](#)  
[Lot 3 Site Plan](#)  
[Drawings of them on lots](#)

## **5. Final Subdivisions**

**PP-16-28** Final Subdivision: The Villas at Sage Phase III - Brandon Winters

Carlos Wood of Wood Engineering on behalf of Applicant / Agent / Owner: Brandon Winters requests MAPC Final Approval for 64 lots on 20.09 Acres located on Macedonia Road North of Sage Meadows within the RS-7 Single Family Residential District. This was rezoned and annexed into the city and one of the conditions for subdivision approval before the MAPC.

This has been pulled from this agenda per the applicant.

**Attachments:** [Staff Report](#)  
[Application](#)  
[Subdivision Plans](#)  
[Aerial View of Property](#)  
[Aerial View of Surrounding Properties](#)  
[Pictures](#)

## **6. Conditional Use**

**CU-16-17** Conditional Use: 2404 E. Matthews - Chris Kidd

Chris Kidd is requesting MAPC approval of a Conditional Use for a Self-Service Laundry within the I-1 Industrial District, which is required for retail uses within Section 117-139 of the code. This is located at 2404 E. Matthews.

**Attachments:** [Staff Summary](#)  
[Application](#)  
[Adjoining Property Owner Notifications](#)  
[Aerial View](#)  
[Letter from Kathy Stallings Buchanan](#)  
[Letter](#)  
[Site Plan](#)

## **7. Rezoning**

**RZ-16-17** Rezoning: RZ 16-17 3308 S. Caraway - Craighead Commons - Cesar Islas

Cesar Islas is requesting MAPC approval of an Rezoning from C-3 Commercial (P.U.D.) Planned Unit Development District to C-3 Commercial (P.U.D.) Planned Unit Development District for 2.8 Acres of land located at 3308 S. Caraway - Craighead Commons. This was first approved for apartments on September 14, 1999 under the existing PUD. This additional P.U.D. is being increased with 7 new structures comprising 38 new dwelling units is the reason for this additional asking for rezoning.

**Attachments:** [Staff Summary](#)  
[Rezoning Application](#)  
[Craighead Commons Site Plan](#)  
[Aerial View with Locations of Buildings](#)  
[Craighead Commons Plan for Space](#)  
[Open Space Requirements](#)  
[Subdivision Application](#)  
[History Info](#)  
[Aerial View of Surroundings](#)  
[Playground Area](#)  
[Traffic Report](#)  
[Attachment A](#)  
[Attachment B](#)  
[Attachment C](#)  
[Apartment Database](#)

**Legislative History**

8/23/16	Metropolitan Area Planning Commission	Tabled
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## **8. Staff Comments**

## **9. Adjournment**