



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, April 12, 2016

5:30 PM

Municipal Center

1. Call to order

2. Roll Call

3. Approval of minutes

MIN-16:040 Approval of the MAPC Meeting Minutes for March 22, 2016

Attachments: [MAPC March 22, 2016 Meeting Minutes](#)

4. Preliminary Subdivisions & Site Plans

COM-16:024 Sidewalk Waiver Request: 2307 Congress Cove

Michael Boggs, PE, of TranLan Engineering is requesting consideration on the MAPC Agenda for a Side walk wavier for Bailey Contractors, Inc. at 2307 Congress Cove and for Gestring Properties, LLC at 2300 W Washington Ave and 1001 Congress Cir. (See Application for Details/Justification).

Attachments: [Signed Sidewalk Wavier](#)
[Aerial View](#)

PP-16-05 Preliminary Subdivision: Briarwood Estates (41 Single Family Lots on 12.84 acres)

John M. Easley, PE, PS of Associated Engineering LLC, on behalf of Kwl Properties/Steve Perry- Agent, is request MAPC consideration of a Preliminary Subdivision Review for Briarwood Estates located at 1621 N. Patrick Street at Daybreak, west side of N. Patrick St. recently rezoned to RS-7 Single Family.

Attachments: [Application](#)
[Staff Report](#)
[Briarwood Estates Subdivision Full Drawing Set](#)
[Ordinance 15:004 Passed 2/19/15](#)
[Aerial View](#)

PP-16-06 Preliminary Subdivision: Emerald Village (22 Duplexes, 1 Community Bldg./ 2 Lots on 12.84 acres)

John M. Easley, PE, PS of Associated Engineering LLC, on behalf of Kwl Properties/Steve Perry- Agent, is request MAPC consideration of a Preliminary

Subdivision Review for Emerald Village located at 1621 N. Patrick Street at Daybreak, west side of N. Patrick St. recently rezoned to RM-8 Low Density Multifamily/Duplexes.

Attachments: [Application](#)
[Staff Report](#)
[Emerald Village Full Drawing Set](#)
[Ordinance 15:004 Passed February 2015](#)
[Aerial View](#)

PP-16-07 Preliminary Subdivision: Ridge Estates of Jonesboro

Crafton Tull & Associates, on behalf of Richsmith Holdings is request MAPC consideration of a Preliminary Subdivision for property located on the west side of N. Patrick Street, West of Pratt Circle and East of Roseclair St. for 59 lots in the R-1 Single Family District.

Attachments: [Application](#)
[Staff Report](#)
[Ridge Estates of Jonesboro Preliminary Plat 4-1-16](#)
[Aerial View](#)

5. Final Subdivisions

6. Conditional Use

CU-16-05 Conditional Use: CU 16-05 2400 Phillips Drive

Baldev Raj Suri is requesting MAPC approval of a Conditional Use for a Hotel within a C-2 Downtown Fringe Commercial District, which is required for Hotel Uses within Section 117-139 of the code.

Attachments: [Application](#)
[Staff Report](#)
[Site Plan Layout](#)
[Building Elevation Drawing](#)

CU-16-06 Conditional Use: CU 16-06 3231 E. Matthews Avenue

Tom Waleszonia is requesting MAPC approval of a Conditional Use for a Smoke Shop within the I-1 Industrial District and for other retail uses, which is required for Retail Uses within Section 117-139 of the Code.

Attachments: [Application](#)
[Staff Report](#)
[Adjoining Property Owner Returned Signature](#)

7. Rezoning

RZ-16-04 Rezoning: RZ 16-04 6680 Stadium Blvd

Wesley Thornton is requesting MAPC approval of a Rezoning from R-1 Single Family Medium Density District to C-3 General Commercial District for 1.32 acres of land located at 6680 Stadium Blvd.

Attachments: [Application](#)
[Rezoning Questions/Answers](#)
[Staff Report](#)
[Plat](#)
[Survey - Aerial View](#)

8. Staff Comments

9. Adjournment