



City of Jonesboro

300 South Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, November 12, 2013

5:30 PM

300 S. Church Street

1. Call to order

2. Roll Call

3. Approval of minutes

[MIN-13:099](#) Meeting Minutes Approval:

Approval of MAPC Meeting Minutes: August 13, 2013 (Correction of Page 4 & 5, Voting determination of Site Plan review passed due to MAPC Bylaws).

Attachments: [August 13 2013 Metropolitan Area Planning Commission Corrected Meetin](#)

[MIN-13:100](#) Approval of the MAPC Meeting Minutes: October 7, 2013

Attachments: [MeetingMinutes MAPC OCT 7 2013 Draft](#)

4. Subdivisions: None

5. Final Site Plan Reviews

[SP-13-22](#) SP: Final Site Plan Review: Love's Travel Stop

Steve Walters of Love's Travel Stop requests MAPC's Final approval of the required site plan for the previously approved Planned District Development (PD-C) located at 5101 E. Parker Road.

Attachments: [Application](#)
[Civil Site Drawings](#)
[Miscellaneous Detail Drawing Set](#)
[Ordinance Love's](#)
[Plat](#)
[RZ 13-06 LOVES PREM SITE PLAN](#)
[RZ 13-06 LOVES PREM SITE PLAN page 2](#)
[Transmittal](#)
[Drainage Report](#)

[SP-13-23](#) Site Plan Review: Demo's Restaurant

Brian Ford of Brian Ford Construction Co., Contractor for Demo's Restaurant located at 4115 E. Johnson Ave. is requesting MAPC approval of site improvement waivers for required screening of the property required as part of a rezoning to a C-3 L.U.O.

Attachments: [Letter](#)
[Revised Site Plan](#)
[Approved Site Plan](#)
[Ordinance](#)

SP-13-24 Site Plan Approval: 1711 Arch St. - Final

Wesley Abernathy requests MAPC approval for a Final Plan for the Planned Development located at 1711 Arch Street (Terminus of Arch St. North of Henry St., South of the Jonesboro Airport, North of Highway 18/Highland Dr.). It was rezoned as a Planned Development PD-RM District on April 19, 2011.

Attachments: [Proposed Layout](#)
[Proposed Phasing Plan](#)
[Original Layout Abernathy](#)
[ORD 11 028 HenryArch](#)

SP-13-26 Final Site Plan Review: Oak Tree Manor

George Hamman on behalf of Robert Abraham, M.D., requests MAPC approval of a Final Site Plan for property located at the terminus of Bradley Street between Gwen Street and French Street for a Planned Development District PD-RM. This property was rezoned on August 20, 2013.

Attachments: [Final Site Plan](#)
[Planned Development Oaktree Manor](#)
[Original Layout Abraham](#)
[Ordinance](#)
[Plat](#)

COM-13:094 Moss Fence Company on behalf of Ted Herget requests MAPC approval of a perimeter fence along a lot located at 2506 Rosewood Dr. (Lot 4) in Rosewood Estates Subdivision, at the height of 8' ft., constructed of concrete block material.

Attachments: [Application](#)
[Subdivision Plat](#)
[AERIAL VIEW](#)

Staff Updates: Access Management/Land Use/Master Street Plan

COM-13:079 Staff Presentations:

1. Proposed Access Management
2. Briefing on the Master Street Plan & Land Use Plan Update

Attachments: [Proposed Traffic Access/ Parking & Loading Updates](#)

6. Conditional Use

CU-13-11 CU 13:11 (Revision)

Conditional Use Request: Address Change: Dewayne Sharp requests MAPC Approval to move facility two lots west (Change from lots 6 and 7 of Jonesboro Industrial Mini Park #2, to Lots 4 & 5 within an existing I-2 General Industrial Zoning District). Conditional Use was granted by MAPC September 10, 2013.

CU 13:11: Dewayne Sharp requests MAPC Conditional Use Approval for a Metal Recycling Facility to be located at end of Vance Drive, lots 6 and 7 of Jonesboro Industrial Mini Park #2 use within an existing I-2 General Industrial Zoning District.

Attachments: [Letter Requesting SiteRelocation](#)
[New Site Plan](#)
[New Grading Plan](#)
[Jonesboro Mini-Park Replat Signed](#)
[CU 13 11 Application Vance Drive](#)
[VanceDriveAerial](#)
[Zoning Map](#)
[Previously Approved Site Plan](#)
[Jonesboro Recycling Site Application](#)
[JonesboroRecyclingFac ECM SP-3](#)
[Staff Report](#)

Legislative History

9/10/13	Metropolitan Area Planning Commission	Approved
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CU-13-13 CU 13-13:

Conditional Use: Curtis Carter requests MAPC approval of a Conditional Use for an Indoor Entertainment Center to allow for indoor events within the I-2 Heavy Industrial Zoning District. The space is currently used as a cheerleading center, located at 3406 Willow Road.

Attachments: [CU 13-13 APPL](#)
[CU 13-13 LETTER](#)
[CU 13-13 Notification - Property Owner Letter](#)
[Letter from Paul Bednar/Opposition Letter](#)
[Staff Summary CU 13-13 3406 Willow Road](#)
[Letter from Paul Bednar - Property owners 2](#)

CU-13-15 CU 13-15:

Conditional Use Request: Bryan Sutterfield requests MAPC's Conditional approval for a Burial Columbarium Site to be located within an R-1 Residential District located at 2109 West Mathews (Southeast corner of Loberg & W. Matthews).

Attachments: [CU 13-15 APPLICATION](#)
[CU 13-15 picture](#)
[CU 13-15 Notification](#)
[Staff_Summary_CU 13-15 Columbarium Park](#)

CU-13-16

CU13-16:

Conditional Use: George Stem requests MAPC Conditional Use approval for an ambulance emergency service to be located at 3901 E. Highland Drive (Southeast corner of Bryan St.) within a R-2 Low Density Multi-family District.

Attachments: [CU 13-16 Drawing](#)
[CU 13-16 map](#)
[CU 13-16 Notification](#)
[CU 13-16 Application](#)
[Staff_Summary_CU 13-16 3901 E Highland](#)

7. Rezoning: None

8. Staff Comments

9. Adjournment