



City of Jonesboro

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

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, October 12, 2010

5:30 PM

900 West Monroe

1. Call to order

2. Roll Call

3. Approval of minutes

[MIN-10:094](#) Approval of the September 14, 2010 MAPC Minutes

Attachments: [MAPC Meeting Minutes Sept 14 2010](#)

4. Site Plans

4. [SP-10-06](#) Site Plan Review to be considered by MAPC. Location: Stadium Blvd. at Parkwood Rd./Sun Ave..

Proposal: A 4,200 S.F. Panera Bread Restaurant; 19,000 s.f. mixed commercial building excluding fast food restaurant.

The request assumes that the proposed "Panera Bread" restaurant is categorized as "General Restaurant" and the Site Plan review will be considered by MAPC.

Sponsors: Planning

Attachments: [Panera Bread](#)

[STADIUM RESTAURANT SITE PLAN 10-08a Model \(1\)](#)

4. [COM-10:110](#) PD- Planned Development Conceptual Review: Harps Food Stores, Inc. --Location: 2005 Harrisburg Rd. (SW Corner of Harrisburg Rd. & E. Highland Dr.), Jonesboro, AR. Note: (This is not a public hearing; the purpose of this review is for MAPC feedback on a potential rezoning request).

Applicant requests a conceptual review meeting for the above referenced project to discuss any potential concerns or questions prior to the submittal of rezoning. The proposed project consists of a proposed Harps Grocery Store located in the southwest corner of the intersection of Harrisburg Road and East Highland Drive.

The current zoning of the site is R-2 (Multi-Family low density district), and will need to be rezoned to facilitate a Grocery Store. The conceptual preliminary site plan is attached.

Sponsors: Planning

Attachments: [Request for conceptual review](#)

[Jonesboro Preliminary Layout Harps](#)

5. Final Subdivisions

6. Conditional Use

CU-10-10

CU-10-10: Access-2-Life- 502 & 504 Washington Ave.

Conditional Use Request for a Detail Shop within the C-1 Downtown Core District.
(Case was Tabled in the September 14, 2010 MAPC Meeting).

Attachments: [Staff Summary CU10-10 Detail Shop](#)
[Application CU10-10 Detail Shop](#)
[Detail Shop Site Layout](#)

Legislative History

9/14/10	Metropolitan Area Planning Commission	Tabled
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7. Rezoning

RZ-10-16

RZ10-16: Parkwood/Stadium Rezoning:

Mike Ebbert and Glen Talley of Jonesboro, AR- A request to recommend approval by the Metropolitan Area Planning Commission to modify an existing C-3 LU.O. Commercial district and allow for "Restaurant-Fast Food"; located at 2206, 2212, 2200 Stadium Blvd.; 3304, 3008, & 3010 Parkwood Rd., 3009 Sun Ave., 3011 Sun Ave.

Sponsors: Planning

Attachments: [RZ1016 Parkwood Rezoning Application](#)
[Rezoning Plat Parkwood](#)
[Staff Summary RZ10-16 Parkwood Sun Stadium](#)
[ORD 07 3143 Parkwood](#)

RZ-10-09

RZ10-09: Text Amendment: Sec. 117-225. (a) Accessory buildings/Accessory Dwellings. ITEM TABLED.

MAPC is holding a public hearing on the review of the existing Zoning Text regarding Accessory buildings/Accessory Dwellings within the existing R-1 Single Family Residential District.

This includes pool houses, and detached accessory dwellings on large acre lots. The Commission will be making a recommendation to City Council on this issue.

Attachments: Text Amendment_Temporary Storage Units_Accessory_Dwellings_Buildings_A

Staff Request that this Item Remains Tabled

Legislative History

5/11/10	Metropolitan Area Planning Commission	Tabled
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6/8/10	Metropolitan Area Planning Commission	Tabled
7/13/10	Metropolitan Area Planning Commission	Tabled
8/10/10	Metropolitan Area Planning Commission	Tabled
9/14/10	Metropolitan Area Planning Commission	Tabled

RZ-10-10

RZ 10-10: Text Amendment Case: MAPC is holding a public hearing to consider the following text amendment: ITEM TABLED.
AN ORDINANCE ESTABLISHING RULES FOR FUTURE SUBDIVIDING / REPLATTING OF PROPERTY CURRENTLY ZONED AND CLASSIFIED AS "R-2A", "R-2", "R-3", "R-4", "R-5", and "R-6", BY AMENDING AND ADDING SECTION 117-138 (15) TO THE JONESBORO CODE OF ORDINANCES BY THE CITY COUNCIL

Attachments: Current Code Of Ordinances_Residential District
Title 14_ Old District Code
Text Amendment_Residential Districts Ordinance_August 5 Update
BULK DIMENSIONAL REQUIREMENTS RM DISTRICTS_Revised August 5 20
USE TABLES_Residential New_RM2

Staff Request that this Item Remains Tabled

Legislative History

5/11/10	Metropolitan Area Planning Commission	Tabled
6/8/10	Metropolitan Area Planning Commission	Tabled
7/13/10	Metropolitan Area Planning Commission	Tabled
8/10/10	Metropolitan Area Planning Commission	Tabled
9/14/10	Metropolitan Area Planning Commission	Tabled

8. Staff Comments

COM-10:113

SFR-10-368: 1217 W. Lawson Rd., Jonesboro, AR- Accessory Dwelling

Daniel & Robin Hundley, requests approval of a 2,526 sq. ft. (2 level) accessory building to be located in an R-1 Single Family Residential District. Staff requests MAPC's approval of the plans to use the building as an accessory dwelling unit for a parent on a 9-acre tract.

Sponsors: Planning

Attachments: [1217Lawson Rd_SitePlan](#)
[1217Lawson Rd_Drawings](#)

9. Adjournment

