



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Agenda Metropolitan Area Planning Commission

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Tuesday, April 26, 2016

3:00 PM

Municipal Center

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### 1. Call to order

### 2. Roll Call

### 3. Approval of minutes

MIN-16:047 Approval of the MAPC Meeting Minutes for April 12, 2016

Attachments: [MAPC April 12, 2016 Meeting Minutes](#)

### 4. Preliminary Subdivisions

COM-16:028 Concept Review: 3316 S. Caraway - Craighead Commons Apartments

Josh Hurd / McAllister Engineering on behalf of Cesar Islas requests MAPC Conceptual review of an existing C-3 PUD project: Craighead Commons Apartments which Mr. Islas is asking to build an additional 40 units on the remaining 2.5 acres which would bring the multifamily units to 136 of the 96 units already built. This would involve to construct 5 additional buildings and additional parking to accommodate the increase in living areas.

Staff Note: Craighead Commons: This is for conceptual review only, no Commission action is required. This is previously approved P.U.D.. Any substantial changes should require a rezoning application/major amendment to the C-3 P.U.D.

Attachments: [Letter](#)  
[Site Plan](#)  
[Aerial View](#)  
[Letter January 2009](#)  
[Letter November 2013](#)  
[AerialMap\\_Commons](#)  
[Craighead Commons Orginial Layout](#)

SP-16-05 Site Plan: The Reserve at Hill Park for 2231 and 2241 Hill Park Road Buildings (Lots 8 and 9)

George Hamman from Civilogic requests MAPC approval of a Site Plan of two buildings for 2231 and 2241 Hill Park Road that are lots 8 and 9 for PD-C Commercial.

**Attachments:** [Conceptual Layout](#)  
[Site Layout](#)  
[ORD 15-047 September 1, 2015 Adopted](#)  
[PP 16-02 FP 16-02 THE RESERVE AT HILL PARK SUBDIVISION 2.11.16](#)  
[Staff Memo](#)  
[Aerial View](#)

## **5. Final Subdivisions**

**PP-16-08** Final 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, requests MAPC consideration of a Final 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:** [Applicaiton](#)  
[Staff Report](#)  
[Drawings](#)  
[Patrick Street Projects](#)  
[Aerial View](#)

**PP-16-09** Final Subdivision: Briarwood Estates (41 Single Family Lots on 12.84 acres)

John M. Easley of Associated Engineering LLC, on behalf of KWL Properties / Steve Perry - Agent, requests MAPC consideration of a Final Subdivision Approval 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](#)  
[Drawings](#)  
[Patrick Street Projects](#)  
[Aerial View](#)

**PP-16-10** Final Subdivision: Jamestown Manor Phase V (36 lots on 28.26 acres)

Travis Fisher of Tralan Engineering on behalf of Owner: Nix Development, LLC requests MAPC review of a Final Subdivision Jamestown Manor Phase V located north of Jamestown Manor Phase II. Applicant proposes 36 lots on 28.26 acres +/- of land on R-1 Single Family District.

Note: The preliminary subdivision review was approved on October 27, 2015.

**Attachments:** [Drawing Set](#)  
[Staff Report](#)  
[Aerial View](#)

**PP-16-11** Final Subdivision: Ridge Estates of Jonesboro (59 lots on 27.39 acres)

Crafton Tull & Associates, on behalf of Richsmith Holdings requests 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 Street for 59 lots on 27.39 acres in an R-1 Single Family District.

**Attachments:** [Application](#)  
[Staff Report](#)  
[Drawing](#)  
[Patrick Street Projects](#)  
[Aerial View](#)

## **6. Conditional Use**

**CU-16-07** Conditional Use: CU 16-07: 3235 E. Matthews

Travis Knight of Arkansas Muscle, LLC requests MAPC approval of a Conditional Use for a Gym / Fitness Center within a I-1, Limited Industrial District for Recreational / Entertainment Indoor within section 117-139 of the code. This is located at 3235 E. Matthews.

**Attachments:** [Application](#)  
[Staff Summary Report](#)  
[Commercial Application](#)  
[Plans](#)  
[Adjoining Property Owners Letter](#)

## **7. Rezoning**

**RZ 16-05** Rezoning: RZ 16-05: 5915 E. Johnson Avenue

Marsha Bradley on behalf of Sukup Manufacturing Co. requests MAPC approval of a Rezoning from R-1 Single Family Medium Density District to C-3 General Commercial District Limited Use Overlay for .96 acres of land located at 5915 East Johnson Avenue.

**Attachments:** [Application](#)  
[Staff Summary Report](#)  
[Rezoning Plat](#)  
[Aerial View](#)

## **8. Staff Comments**

## **9. Adjournment**