



# City of Jonesboro

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

## Meeting Agenda Metropolitan Area Planning Commission

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Tuesday, September 8, 2009

5:30 PM

900 West Monroe

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### 1. Call to order

### 2. Roll Call

### 3. Approval of minutes

[MIN-09:092](#) Approval of the August 11, 2009 Minutes

Attachments: [MAPC Minutes\\_8-11-09](#)

### 4. Preliminary Subdivisions

### 5. Final Subdivisions

5. [SP-09-03](#) Requesting a final development plan review of NEA Baptist Memorial Healthcare, LLC.-  
E. Johnson Ave. @ Bridger Rd.  
Applicant: A2H, Askew Hargraves Harcourt & Associates, Inc.

Attachments: [Memo Report\\_NEA Baptist Memorial PD\\_C Final Development Plan](#)  
[SP 09-03-Letter from Department of the Army](#)  
[SP 09-03-Letter Requesting Final Approval](#)  
[NEA Final Dev Plan Maps\\_Files](#)

### 6. Conditional Use

[CU-09-05](#) C.U. 09-05 HP Development/Jon Ross, request a conditional use to add an attached garage with a full kitchen above. The location is in R-1 Single Family zoning which requires a conditional use approval. This property is located at 3716 Riviera Drive.

Sponsors: Planning

Attachments: [CU 09-05 Ross Application](#)  
[Memo Report\\_3716 Riviera\\_Accessory Dwelling](#)

### 7. Rezoning

7. [RZ-09-11](#) RZ 09-10 Larry Grisham requests and annexation and rezoning. Case tabled previously; Applicant requests item to remain tabled.

7. [RZ-09-16](#) RZ 09-15 [CASE WITHDRAWN AT THE REQUEST OF THE APPLICANT.]

A. H. Rusher, JR. requests rezoning from R-2 Multi-family to C-3 General Commercial/Limited Use Overlay for 6.32 acres located at 2005 Harrisburg Rd. (Intersection of E. Highland Drive)

**Attachments:** [RZ 09-15 - Application](#)  
[RZ 09-15 - Mapping](#)  
[RZ 09-15 - Rezoning Plat](#)  
[RZ 09-15 - Rusher Property](#)  
[MAPC Minutes Rusher Rezoning of January 2000](#)  
[Staff Summary RZ09\\_15 2005 Harrisburg Rd](#)

**Legislative History**

8/11/09	Metropolitan Area Planning Commission	Tabled
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- [RZ-09-17](#) RZ 09-16 Troy Coleman requests rezoning from AG-1 (Agricultural District) to RS-7 (Single Family Residence) for 11.01 acres located at Kathleen & Pacific.

**Attachments:** [RZ 09-16 - Coleman Application](#)  
[RZ 09-16 - Coleman Plat](#)  
[RZ 09-16 - Old Minutes dated 2-6-2007](#)  
[Staff Summary Caldwell-Coleman RZ09\\_16](#)

- [RZ-09-18](#) RZ 09-17 David Abernathy requests rezoning from R-1 (Single-family to C-3 (General Commercial) for .069 acres located at 1212 Paragould Drive.

**Attachments:** [RZ 09-17 - Abernathy Application](#)  
[RZ 09-17 - Abernathy Plat](#)  
[Staff Summary RZ09-17 David Abernathy Rezoning](#)

**8. Staff Comments**

8. [COM-09:117](#) Livable Communities (in anticipation of the walkability study) A brief presentation from Pam Alexander.

8. [COM-09:127](#) Sidewalk Ordinance Discussion

**Attachments:** [Sidewalks Proposal Handout](#)

8. [COM-09:099](#) Sec. 117-329. Fence Ordinance Text Amendment: Staff is requesting MAPC's review of the current fence ordinance within Chapter 14 of the Zoning Code. Continued Discussion.

**Attachments:** [Fencing Code - Modification](#)

**Legislative History**

8/11/09	Metropolitan Area Planning Commission	Read
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**9. Adjournment**