



# City of Jonesboro

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

## Meeting Agenda Metropolitan Area Planning Commission

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Tuesday, July 14, 2009

5:30 PM

900 West Monroe

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### 1. Call to order

### 2. Roll Call

### 3. Approval of minutes

[MIN-09:071](#) Minutes for June 9, 2009 MAPC Meeting

**Attachments:** [MAPC Minutes\\_06-09-09](#)

### 4. Preliminary Subdivisions

### 5. Final Subdivisions

5. [PP-09-04](#) Brookstone Subdivision Phase Three- Final  
For consideration by Metropolitan Planning Commission on July 14, 2009

**Attachments:** [Brookstone Final Subdivision Staff Report](#)

[FP09\\_03 Brookstone Phase 3\\_Final Subdivision Plans](#)

[COM-09:085](#) Request for MAPC consideration of a minor replat of a lot located at 3103 Flemon Rd.  
to be considered on July 14, 2009.

**Attachments:** [Memo Report\\_3103 Flemon Rd\\_Minor Replat Request](#)

[Minor Replat\\_3101 Flemon Rd MAPC](#)

5. [PP-09-03](#) 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 Preliminary Plan

Color Rendering

Hand rendered perspective

NEA Baptist Medical Center South Elevation

Grading\_Utility\_Drainage\_Road Profile Drawings

Trip Generation and Signal Warrant Study Report

Landscape & Lighting Plans

### 6. Site Plan Approval

6. [SP-09-02](#) Site Plan Approval:  
Andrew Braxton (Peak Land Co.), Applicant; PH-J, LLC, Owner request approval for:  
Willow Creek Apartments: 180 Multi-family Units will require MAPC approval because  
the development exceeds the threshold of 48 units as required by the Zoning Code,  
Section 14.44.02, Zoning and Building Permits.
- Located: S. Caraway Rd., North of Golf Course Dr., South of Fox Meadow Ln.; West of  
the terminus of Craighead Forest Rd. E.
- Attachments:** [Memo Report Willow Creek Apartments South Caraway Rd](#)  
[Building Plans Willow Creek Apartments](#)  
[COLOR ELEVATION](#)  
[Lighting & Landscape Plans](#)  
[WILLOW CREEK CONCEPTUAL LAYOUT](#)  
[Willow Creek Photos](#)

## 7. Rezonings

7. [RZ-09-13](#) Bill Brand/BAC Rentals requests rezoning from "R-1" Single Family Residential to  
"RM-8", Multi-family Low Density District (For 1- Duplex). Located at 2202 Spence  
Circle.
- Attachments:** [Application 2202 Spence Circle Rezoning](#)  
[Staff Summary RZ09 12 2202 Spence Circle](#)  
[Rezoning Plat Spence Circ](#)  
[2202 Spence Circle Rezoning Zoning Map](#)
7. [AZ-09-01](#) AZ 09-01 [Applicant has requested that this item remained tabled until the September  
8, 2009 meeting] Larry Grisham request and annexation and rezoning of the following  
tracts:
- Part 1: Annexation of 42.38 acres  
1a.: RS-5 (1.96 acres)  
1b.: Rm-12 (38.06 acres)  
1c.: C-3 (2.35 acres)
- Part 2: Rezone from R-1 to RM-12 Multi Family Residential, 1.46 acres Southwest side  
of West Parker Road and west of Shady Lane.  
Part 3: Rezone from R-1 to RM-12 Multi Family Residential, 0.29 acres Southwest side  
of West Parker Road  
Part 4: Rezone from C-3 to RM-12 Multi Family Residential, .07 acres Southwest side  
of West Parker Road  
Part 5: Rezone from R-1 to C-3 General Commercial, 0.28 acres Southwest side of  
West Parker Road

**Attachments:** Application-Grisham Annexation  
Grisham REZONING Drwgs  
Staff\_Summary\_RZ09-10 Grisham Annexation\_Rezoning  
grisham.annex.order  
grisham.annex.order1  
Annexation\_Fire Review Report  
Annexation-Rezoning\_Police Dept Review  
CWL Memo

**Legislative History**

6/9/09 Metropolitan Area Planning Commission Tabled

**8. Staff Comments**

8. [COM-09:058](#) CONSIDERATION OF MAPC BYLAWS

**Attachments:** [MAPC Bylaws 2009](#)

8. [COM-09:071](#) Mobile Vending Ordinance Discussion (ORD -08:005) Staff requests that MAPC re-evaluate the current ordinance which was adopted February 19, 2008 by Council which regulates mobile vending within the city limits.

**Attachments:** [Mobile Vending ORD\\_Original](#)

**Legislative History**

6/9/09 Metropolitan Area Planning Commission Read

8. [COM-09:072](#) Policy and Procedure for sidewalk requirements for all new development within the City of Jonesboro. Article/Section 14.36.07 Sidewalks requirement-Multi-family and Commercial Developments.

**Attachments:** [Sidewalk Requirement Policy For Discussion](#)

**Legislative History**

6/9/09 Metropolitan Area Planning Commission Read

**9. Adjournment**