



City of Jonesboro

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

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, March 8, 2011

5:30 PM

900 West Monroe

1. Call to order

2. Roll Call

3. Approval of minutes

[MIN-11:017](#) Approval of MAPC Meeting Minutes for February 8, 2011.

Attachments: [MAPCMeetingMinutes_Feb 8 2011](#)

4. Annexations

[AZ-11-01](#) AZ 11-01/RZ 11-08 Phillip T. Hudson, Robert McCall, Rex Gilbert, Connie Gilbert and Sandra McCall requests an annexation and rezoning to "C-3" Gen. Commercial for 78.66 acres and "RS-5" Single Family for 2.03 acres located 0.4 miles north of Farville Curve on west side of Hwy 49 N. West boundary is CR 701 current address is 449 CR 701, 572 CR 701 and 5693 Hwy 49 N.

Sponsors: Planning

Attachments: [Annexation_Application](#)
[RZ 11-08_StaffReport_Annexation_Hudson-McCall-R. & C](#)
[Annexation_plat](#)
[Annexation_LetterofRequest](#)
[Newfairgroundlayout](#)
[Annexation_PetitionToAccept_OrderApproving](#)
[Annexation_FireDepartmentSubmittal](#)
[Annexation_SchoolBoardLetter](#)
[Annexation_WarrantyDeeds](#)
[Aerial_Map](#)
[ZoningMap](#)
[2010Land_UsePlan](#)
[1995_Land Use Plan](#)

5. Site Plans/Concept Reviews

5. [COM-11:011](#) Conceptual Review: Professional Title Co. request MAPC review of a site plan for a

professional office to be located within the C-4 LUO Zoning District.

Location: Directly south of Carwash Site, 726 Southwest Dr./Hwy. 49 between Haywood Dr. & Culberhouse St.

Sponsors: Planning

Attachments: [Professional Title Conceptual layout](#)

Legislative History

2/8/11 Metropolitan Area Planning Commission Read

SP-11-01

FDP (Final Development Plan Review)- HARPS: Location: 2005 Harrisburg Rd., Jonesboro, AR.

Harps Food Stores, Inc. requests MAPC's review of the Final Development Plan for the commercial development located on the Southwest corner of Harrisburg Road and Highland Drive. Land containing 6.32 acres was rezoned by Council, ORD 10:191, adopted on 12/21/2010.

Sponsors: Planning

Attachments: [FDP_HarpsFoods](#)
[Harps CIVIL DWGS](#)
[Harps ARCH DWGS](#)
[Greenspace Restriction and Use Agreement - Harp's Foods](#)
[Harps LetteronTransportationImprovements](#)
[ORD10_091_Harps](#)

Legislative History

2/8/11 Metropolitan Area Planning Commission Read

6. Conditional Use

CU-11-02

C.U. 11-02 Jeff Giles requests a conditional use to sell carry out pizza products and have a pick up window for business located at 2916 S. Caraway Rd. within a C-2 commercial dist.

Sponsors: Planning

Attachments: [Giles Pizza CUApplication](#)
[ConditionalUse_PizzaParkingLayout](#)
[Staff_Summary_CU 11-02 Jeff Giles](#)

CU-11-03

C. U. 11-03 Mary Janice Dyer/Herb Starr owner, requests a Conditional Use to have an accessory apartment in R-1 single family district. The property is located at 615 W. Thomas.

Sponsors: Planning

Attachments: [Starr_Dyer_CUApplication](#)
[Staff_Summary_CU 11-03 Starr-Dyer 615 W. Thomas St](#)

6. Subdivisions

- PP-11-02** PP 11-02: Preliminary Subdivision: Commercial Park- Craighead County Fairgrounds, 4 lots totaling 5.47 acres. Acres; C-3 Zoning District.
Property Location: West side of Stadium Blvd/ East Side of Fair Park Blvd., South of Highland Dr. (Hwy. 18), North of Race Street
- Sponsors:** Planning
- Attachments:** [Craighead County Fairgrounds-Preliminary Commercial Park Subdivision Craighead County Fairgrounds_Dwgs](#)
[Conceptual Layout Commercial Park-FairGrounds](#)

7. Rezonings

- RZ-10-21** RZ 10-21 Wesley Abernathy requests a rezoning from R-2 Multi-family to PD-RM Planned Development District- Residential/Multi-family for 4.76 acres located at 1711 Arch St. Street (Terminus of Arch St. North of Henry St., South of Jonesboro Airport, North of Highway 18/Highland Dr.)

*Matter Remained Tabled at the request of the Applicant.

- Sponsors:** Planning
- Attachments:** [RezoningPlat_AbernathyPD](#)
[Staff_Summary_RZ10_21Abernathy_PD-RM](#)
[Application_AbernathyPD](#)
[PreliminaryLayoutA_AbernathyPD](#)
[CurrentR2Layout_AbernathyPD](#)

Legislative History

1/11/11	Metropolitan Area Planning Commission	Tabled
2/8/11	Metropolitan Area Planning Commission	Tabled

- RZ-11-01** RZ: 11-01: Yungho Ouyang requests rezoning of a parcel of property containing approximately 1.32 acres more or less from R-1 Single Family to RM-6 and recommend to Council. *Request for Reconsideration

*Matter approved by MAPC by a 5-0 vote (2/8/11) for a max 6 units, applicant requests this Matter be reopened for reconsideration of 7 units max. and removal of future subdividing restriction. *(See revised plat below, showing added drainage easement proposed).

Location: 2225 & 2227 Belt St., Jonesboro AR, South side between Caraway Rd. and Puryear St.

- Sponsors:** Planning
- Attachments:** [Yungho Ouyang, RZ11-01_StaffReport](#)
[Rezoning_Plat_Ouyang](#)
[RezoningApplication_Ouyang](#)
[RecordofProceedings](#)
[2225BeltSt_ RevisedPlat](#)

Legislative History

2/8/11 Metropolitan Area Planning Commission Recommended to Council

RZ-11-02 RZ 11-02 Garry Tate requests a rezoning from R-1 to RS- 6 Single Family 6 units per acre located at 1306 Daybreak Dr.

Sponsors: Planning

Attachments: [TateRezoning_Application_Plat](#)
[RZ 11-02 StaffReport_Gary Tate 1306 Daybreak Dr](#)

RZ-11-03 RZ 11-03 Carolyn Carlisle /"Willow Creek Phase II" requests a rezoning from R-1 Single family to PD RM multi-family for 10.63 acres S. Caraway Rd., North of Willow Creek Lane, South of Fox Meadow Ln.; North of the East of the terminus of Craighead Forest Rd.

Sponsors: Planning

Attachments: [WillowCreek_RezoningApplication](#)
[RZ 11-03 StaffReport Willow Creek Apts](#)
[WillowCreek_Phase2layout#3](#)
[WillowCreek_PH2_Rezoning plat](#)

RZ-11-04 RZ 11-04 Robert Rees requests rezoning from R-1 single family to RM-16 multi-family 16 units per acre for 30 acres located on the east side of Commerce Dr. and north of Highland Dr., south of Pacific Rd.

Sponsors: Planning

Attachments: [Rees_RezoningApplication](#)
[Rees_Commerce-RezoningPlat](#)
[RZ 11-04 StaffReport_Robert Rees](#)

RZ-11-05 RZ 11-05 Gerry McGough requests a rezoning from R-1 single family to PD-M mixed-use residential for 9.90 acres located at 4400 Aggie Road.

Sponsors: Planning

Attachments: [McGough_Rezoning plat](#)
[McGough_Rezoning_Application](#)
[RZ 11-05 StaffReport_McGough Aggie Rd PD-M](#)
[McGough Conceptual Layout](#)

RZ-11-06 RZ 11-06 Naomi Green requests a rezoning from R-2 multi-family to CR-1 LU commercial residence mixed located at 118 Melrose St.

Sponsors: Planning

Attachments: [Green_RezoningApplication](#)
[Green_RezoningPlat](#)
[RZ 11-06 StaffReport_Naomi Green 118 Melrose St](#)

RZ-11-07 RZ 11-07 Fireside Investments/Mark & Lisa Bowers, owners requests a rezoning from

R-1 single family to C-4 LUO neighborhood commercial located at 5431 Southwest Drive.

Sponsors: Planning

Attachments: [5431SWDrive_RezoningApplication](#)
[Fireside_RezoningPlat](#)
[RZ 11-07_StaffReport_Mark & Lisa Bowers](#)

8. Staff Comments

8. **COM-11:013** Discussion of MAPC Bylaws- Voting Procedures:

All actions taken in an administrative or recommending capacity (including, but not limited to recommendations on special use permits, subdivisions, rezonings, annexations, text amendments, site plan review, planned developments, land use plans, master street plan, or comprehensive plan amendments, shall be complete and shall include a finding of fact, listing what the Commission determines to be relevant facts in the case in order to eliminate misleading statements, hearsay, irrelevant, and incomplete recommendations to City Council.

Sponsors: Planning

Attachments: [Planning Commission Voting Procedure](#)
[MAPCBylawsFinal_2009](#)
[MAPC Bylaws 2011 Proposed Changes](#)

Legislative History

2/8/11 Metropolitan Area Planning Commission Read

9. Adjournment