



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, April 28, 2015

3:00 PM

Municipal Center

1. Call to order

2. Roll Call

3. Approval of minutes

MIN-15:042 Approval of the MAPC April 14, 2015 Minutes

Attachments: [April 14, 2015 MAPC Meeting Minutes](#)

4. Preliminary & Final Subdivisions

PP-15-09 PP 15-06 Preliminary Subdivision: Jude's Crossing Phase 3
Property Location: East side of Darr Hill Rd, South of Keller's Chapel Rd, South of Stoneridge Estates

Engineer: Wood Engineering on behalf of Applicant/Agent/ Owner: Morris-Kidd, LLC requests MAPC Preliminary Subdivision Approval for 16 proposed lots on 4.74 acres with the R-1 Single Family Residential District.

Attachments: [Judes Crossing Ph 3 Prelim Application](#)
[Staff Report](#)
[Judes Crossing Phase 3 Plat](#)
[Judes Crossing Overview](#)

PP-15-10 FP 15-03 Final Subdivision: Mallard Pointe Subdivision Phase 1
Property Location: ½ Mile West of Neely Lane along Carriage Road

Engineer: McAlister Engineering on behalf of Applicant/Agent/ Owner: Todd Wilcox, requests MAPC approval of a Final Subdivision for 23 lots on 11.71 acres located within the R-1 Single Family Residential District.

Attachments: [Mallard Pointe Phase 1 Final](#)
[Staff Report](#)

5. Site Plan Reviews

SP-15-02 Site Plan Revision/Review: 1500 Kathleen St. - McKnight Falls

Travis Fischer, PE CFM, Tralan Engineering, Inc., on Behalf of HP Development,

requests MAPC approval of a modification of a Site Plan, to allow a formerly approved 1- story duplex revised to a 2 story Quadplex. This request will not violate the overall allowable density approved for future phases at this site.

Attachments: [McKnight Falls Revised Site Plan](#)
[Original Approved Site Plan 1500 Kathleen](#)

COM-15:029 Concept Review: 117 Arlington Street at Main Street (Southwest Corner)

Mr. John Drum, potential buyer of the property requests MAPC's conceptual review for property currently developed as apartments in the R-2 Low Density Multi-Family District. Applicant seeks MAPC's advice on how to proceed with an application to allow a single family home to be built on the vacant area currently existing on the most eastern portion of the property. For Input only: No action is required on this request.

Attachments: [Aerial Zoning Map 117 Arlington](#)
[Current Survey of Property](#)
[Photo 117 Arlington Apartments](#)

6. Conditional Use

CU-15-03 2916 Willow Road

CU 15-03 Assembly of God Church run by the organization Centro Christiano de Batesville is requesting MAPC approval for a Conditional Use for a church to go in three building that is within an R-1 Single Family District located at 2916 Willow Road.

Attachments: [Application](#)
[Letter from Centro Christiano de Batesville Church Organization](#)
[Staff Report](#)
[Adjoining Property Owner Notifications](#)
[Survey Plat](#)

7. Rezoning

RZ-15-06 Rezoning Case: 7310 E. Highland Drive

RZ 15-07: Tina Coots owner of Sontina Enterprises, Inc. is requesting MAPC approval of a Rezoning from R-1 Single Family Medium Density District and I-2 Heavy Industrial District to C-3 General Commercial District, for 8.13 acres of land located at 7310 E. Highland Drive.

Attachments: [Application](#)
[Rezoning Plat](#)
[Minor Plat](#)
[Staff Report](#)

RZ-15-03 RZ15-03: Request to Modify Proposed Master Street Plan (Please note that this item will not be discussed today).

ITEM HAS BEEN PULLED FROM THIS AGENDA AT THE REQUEST OF
ADMINISTRATION.

RZ: 15-03 Text Amendment Case: Land Use Plan & Master Street Plan
Recommendations: The LUAC and the MSP Committee request MAPC review and
approval of the two plan documents to be recommended to City Council for final
adoption.

Note: MAPC is requested to re-open the Master Street Plan Case (See attached
Graphic) to consider a Revision as recommended by Staff & the Master Street Plan
Advisory Committee regarding a proposed Collector Road proposed, east of Caraway
Road, extending North/South from Johnson to Greenboro Road/ North of University
Loop East. No action will be taken on this issue today.

Attachments: Enlarged Graphic Markup Map
Enlarged Graphic Markup Map2
Master Street Plan Map
Master Street Plan Narrative

Legislative History

2/24/15	Metropolitan Area Planning Commission	Tabled
3/10/15	Metropolitan Area Planning Commission	Recommended to Council

8. Staff Comments

9. Adjournment