



City of Jonesboro

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

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, February 12, 2013

5:30 PM

900 West Monroe

1. Call to order

2. Roll Call

3. Approval of minutes

[MIN-13:013](#) Approval of the MAPC Meeting Minutes for January 8, 2013

Sponsors: Planning

Attachments: [Meeting Minutes January 8 2013](#)

4. Site Plan Review

[SP-13-01](#) Site Plan Review- CU 06-16- Dollar General, 4117 E. Highland Dr.

John Easley - Associated Engineering & Testing, LLC and Dollar General are requesting to approve a site plan as a part of 2006 Conditional Use connected to Watt Street on the East with the current alignment being revised to intersect Highland Drive at a 90 degree angle. The current site layout connects to Highland Drive on the North Side only. They are requesting current site plan layout be approved and the Watt Street re-alignment be waived.

Sponsors: Planning

Attachments: [Staff Memo](#)

[Proposed Site Plan](#)

[DollarGeneral_2006 Plan](#)

[SP-13-02](#) Final Site Plan:

O'Reilly Auto Parts requests MAPC approval of a previous site plan for 4309 E. Johnson, recently rezoned to C-3 LUO by City Council. See attached Memo for conditions of approval. Staff is recommending MAPC approval subject to final Permit Approval by all other departments and applicable agencies.

Sponsors: Planning

Attachments: [O'Reilly Staff Memo](#)

[O'Reilly Site Plan](#)

5. Final Subdivisions

6. Conditional Use

CU-13-01 Conditional Use: 5315 Apt. Drive

Jeremy Bevill of Haywood, Kenwood, Bare & Associates on behalf of client Kevin Meredith are requesting a conditional use for an Auto Wrecker Service as allowed in I-1 Zoning. The proposed use of an auto wrecker service aligns with many permitted I-1 Zoning uses as vehicle repair, vehicle and equipment sales, and mini storages. Temporary storage of inoperable or wrecked motor vehicles will not exceed the time period allowed by City Codes (30 days).

Attachments: [Application](#)
[Letter of Intent](#)
[Site Plans](#)
[Staff Summary](#)

7. Rezoning

RZ-12-24 RZ 12-24 Charles R. Watson Family Trust and Unico Bank

A request for rezoning of a parcel of land located at end of Keely and Lexee Streets with frontage on Ingels, containing 48.26 acres more or less from R-1 -Residential Single Family District to RS-7 - Single Family Residential District minimum lot 6,222 sq. ft. lots required; and RM-8 - Residential Multifamily Classification; eight units per net acre, includes all forms of units, duplexes, triplexes, quads or higher.

On 2/11/2013 Applicant requested MAPC approval to have this item remain tabled until March 12, 2013 at 5:30 PM (See attached Memo).

Attachments: [Mr. Don Parker Request for Case to Remain Tabled](#)
[Application](#)
[Rezoning Plat](#)
[Unico Bank Warranty Deed](#)
[Staff Report](#)

Legislative History

12/11/12	Metropolitan Area Planning Commission	Tabled
1/8/13	Metropolitan Area Planning Commission	Tabled

RZ-13-01 RZ13-01 Sage Meadows: K& G Properties - RS-8

K and G Properties, LLC, requests MAPC approval of a recommendation to Council for a rezoning from a C-3 - General Commercial District to an "RS-8" Single Family Residential District, 8 units per acre; for 6.76 Acres, located on the South Side of Macedonia Road, East Side of Highway 351; located north of the entrance way to Sage Meadows Subdivision/Sage Meadows Boulevard.

Sponsors: Planning

Attachments: [Staff Summary](#)
[PLAT_RS8](#)
[Application](#)
[Sage Meadows POA-Letter of Support](#)

RZ-13-02

RZ 13-02 K& G Properties - Planned Development District

RK and G Properties, LLC requests MAPC consideration of a recommendation to Council for a rezoning from C-3 General Commercial to a Planned Development District ,“ PD-R” District, for self-contained single family detached units for 3.0 acres located on the South Side of Macedonia Road, East Side of Highway 351; located north of the entrance way to Sage Meadows Subdivision/Sage Meadows Boulevard.

Sponsors: Planning

Attachments: [Staff Summary](#)
[PLAT](#)
[Application](#)
[Sage Meadows POA-Letter of Support](#)

8. Staff Comments

9. Adjournment