



# City of Jonesboro

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

## Meeting Agenda Metropolitan Area Planning Commission

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Tuesday, February 8, 2011

5:30 PM

900 West Monroe

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### 1. Call to order

### 2. Roll Call

### 3. Approval of minutes

[MIN-11:010](#) Approval of MAPC Meeting Minutes for January 11, 2011.

**Sponsors:** Planning

**Attachments:** [MAPCMeetingMinutes\\_Jan 11 2011](#)

### 4. Preliminary Subdivisions

### 5. Final Subdivisions

[PP-11-01](#) FP 11-01: Sage Meadows Subdivision  
Phase II-C Final

For consideration by Metropolitan Planning Commission  
Applicant/Agent: Owner: David Onstead  
Developer: David Onstead  
Engineer / Surveyor: John Easley/Associated Engineering

Property Location: Sage Meadows/ Aberdeen Dr. / South of Glenneagles Dr.  
Total Acres: 1.28 acres +/- / (55,750 sq. ft.)  
Proposed Lots: 5, Zoning: R-1

**Attachments:** [Lots 51-55 at Sage Meadows Phase II-C](#)  
[Sage Meadows Phase II-C Final Report](#)

### 5. Final Development Plans- Planned Districts (PD)

[SP-11-01](#) FDP (Final Development Plan Review)- HARPS: Location: 2005 Harrisburg Rd.,  
Jonesboro, AR.  
Harms 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:** [ORD10\\_091\\_Harps](#)  
[HarpsFoodStore\\_Harrisburg@Highland](#)  
[Site Plan\\_Staff Summary Harps Grocery Store](#)  
[HarpsGreenspaceRestriction\\_UseAgreement](#)  
[HarpsBuildingElevations](#)  
[Harps Site Layout Revised](#)

**SP-11-02** FDP- Savannah Hills Apartments- Final Development Plan Review  
Case RZ10-20: Sid Pickle- Bekah Drive (Savannah Hills Apartments),  
Located off Bekah Drive, North of Craighead Forest Rd., West of Harrisburg  
Rd., (formally a portion of Craighill's Golf Course); South of Woodsprings  
Estates, Ph. V., 14.62 acres more or less - PDM- Planned District, Multi-Family; 108  
new units

**Attachments:** [SavannahHillsApts\\_FinalDevPlan](#)  
[ORD\\_10-096SavannahHills](#)  
[Savannah Hills\\_AerialView](#)

## **Site Plan Review**

**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](#)

*(Request to Postponed Recieved from Applicant 2/8/11; To be heard 3/8/11)*

**COM-11:012** Conceptual Review Only:  
Jon Braxton, of Braxton Development , PO Box 11890, Bozeman, MT request a  
conceptual review for Phase II of Willow Creek Apartments.

Location: West side of S. Caraway Rd., South of Fox Meadows Dr., North of Golf  
Course DR., North of Will Creek Ln., East of the terminus of Craighead Forest Road for  
a potential rezoning request for a Planned Development.

**Attachments:** [WillowCreekApts\\_Phase II\\_ConceptLayout](#)  
[Willow Creek ApartmentsPhaseII\\_AerialView](#)

## **6. Conditional Use**

**CU-11-01** CU- 11-01: 517 W. Jefferson Ave. Jorge de La Garza, Owner request a Conditional  
Use approval of a Residential Facility and Counseling Center for Women and Children  
within a R-2 Low Density Multi-family District.

**Attachments:** [Staff\\_Summary\\_CU 11-01 Jorge de la Garza](#)  
[Conditional Use Application\\_517Jefferson](#)

## 7. Rezoning

**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.)

**Sponsors:** Planning

**Attachments:** [Staff Summary RZ10 21Abernathy PD-RM](#)

[RezoningPlat\\_AbernathyPD](#)

[Application\\_AbernathyPD](#)

[PreliminaryLayoutA\\_AbernathyPD](#)

[CurrentR2Layout\\_AbernathyPD](#)

*(Request to Remain Tabled received from Applicant 2/7/11; To be heard 3/8/11)*

**Legislative History**

1/11/11	Metropolitan Area Planning Commission	Tabled
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**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. (total of 6 units, by adding 1-duplex).

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](#)

## 8. Staff Comments

**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](#)

## 9. Adjournment

