



City of Jonesboro

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

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, April 9, 2013

5:30 PM

900 West Monroe

1. Call to order

2. Roll Call

3. Approval of minutes

[MIN-13-034](#) Approval of the MAPC March 2013 Minutes

4. Site Plan Reviews:

[SP-13-05](#) Site Plan Approval: 4500 E. Johnson Ave.

Carlos Wood, Engineer on behalf of Owner- Shafeeq Khimani is requesting MAPC approval of a site plan for a convenience store/gas station to be located at 4500 E. Johnson Ave. On land recently rezoned to C-3 L.U.O. in which MAPC Site Plan Approval was stipulated.

Sponsors: Planning

Attachments: [Site Plan](#)
[ORDINANCE 12 023](#)
[Rezoning Plat ORD 12 023](#)
[4500EJohnson Permit Application](#)

5. Preliminary Subdivisions

Subdivisions

[PP-13-03](#) PP 13-01: Preliminary Subdivision- Southbend Subdivision Phase 4

H&W Construction L.L.C. requests MAPC approval of a Preliminary Subdivision Plan which includes 14 lots on 5.93 acres of land located on Harrisburg Road/Hwy. 163 & Hollow Creek Lane/Viney Creek Lane. Property is zoned R-1 Single Family Residential.

Sponsors: Planning

Attachments: [PP 13-01 SOUTHBEND PHASE 4](#)
[Southbend Subdivision Phase Four Final](#)

[PP-13-06](#) PP:13-06 Preliminary Subdivision: K&G Properties LLC - Preliminary Subdivision -
George Hamman, Civilogic on behalf of K&G Properties, LLC is requesting MAPC

approval of a Preliminary Subdivision located within the Sage Meadows Subdivision, South of Macedonia Rd., North of Sage Meadows Blvd.; 6.74 Acres (36 lots): Property recently rezoned to RS-8 Single Family Residential.

Sponsors: Planning

Attachments: [K&G Properties LLC- Preliminary Subdivision](#)
[PP 13-06 PRELIMINARY K & G PROPERTIES](#)

6. Conditional Use

CU-13-02 CU 13-02 Danny Bullock - Bullock Furniture & Home Decor request a conditional use for non conforming use in an I-1 Limited Industrial District to have a Retail Location for the sale of furniture and bedding related items on the property located at 4600 E. Highland Drive, formerly a fire station.

Sponsors: Planning

Attachments: [Application](#)
[Staff Report](#)

CU-13-03 CU 13-03 Casey's Marketing Company requests a conditional use for non conforming use in a C-2 Downtown Fringe Commercial District to have a convenience store with fuel sales on the property located at 2920 S. Caraway Road.

Sponsors: Planning

Attachments: [Application](#)
[Staff Report](#)
[SitePlan_Caseys](#)

7. Rezoning

RZ-13-03 RZ 13-03 Temple Baptist Church is requesting a rezoning of a parcel of land located at 2405 Stadium Blvd, containing 4.89 acres more or less from R-1 Single Family Residential to C-3 - General Commercial District.

Attachments: [Rezoning Application](#)
[REZONING PLAT](#)
[TempleChurchAerial](#)
[Staff Report](#)

RZ-13-04 RZ 13-04: Text Amendment- Helipad/Heliport Ordinance: The City of Jonesboro Planning Department is presenting a Text Amendment to Chapter 117 of the Code of Ordinances to regulate the placement of off-airport helipads/heliports uses for modes of flight within the City Limits. The MAPC will be studying this issue in their next session.

This Ordinance will be studied over the next two months to allow for a complete analysis and open public process for input. No action is needed by MAPC, until the study is complete.

Sponsors: Planning

Attachments: Helipad_heliport_Draft Regulations

8. Staff Comments

COM-13:027 Site Plan- Right-of-Way Waiver Request: Kevin Meredith- Stadium Towing

Applicant is requesting the additional requirements (to take highway frontage) be waived for Stadium Towing, 5315 Apt. Dr. (Ar. Highway 163 at Apt. Drive). Acceptable Requirement: 50 ft. from Street Centerline; Existing: 40 ft. from Street Centerline.

Sponsors: Planning

Attachments: [KevinMeredith_MemoRequest](#)
[Feb 1998_WayneDoverMinor Plat](#)
[Site Plan 5315 Apt Dr](#)

COM-13:029 M.B. Pickering, Pick Pick, LLC is requesting MAPC to RECONSIDER a waiver of its rules and bylaws and add a Minor Replat approval for property located at the Northeast Corner of Hester and Nettleton Ave (1612 W. Nettleton). Hester Street is listed as a Collector Road on the Master Street Plan. Dedicating the required right of way would place the new right of way line within the existing building line along Hester St. Engineering Department does not have an issue with the proposal.

Attachments: [1612WNettleton_AerialView](#)
[Pickering Replat_ Revised](#)
[Pickering Letter](#)

COM-13:030 HKB, Inc. requests MAPC approval of the Plat for Sumo Planned Development Addition. The Preliminary Plat was approved by the MAPC on October 11, 2011. Staff is requesting that the MAPC waives its rules and bylaws and add this Record Plat to the agenda for final approval, based on consistency with the approved Preliminary Plan. Property is located at West of 2824 Race St., and South of 2629 Stadium Blvd. (Captain D's).

This Planned District PD-C was approved by City Council on October 4, 2011 for 9.7 acres by G&P Development, LLC.

Attachments: [Sumo Planned Development Addition](#)

9. Adjournment