



City of Jonesboro

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

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, July 9, 2013

5:30 PM

900 West Monroe

1. Call to order

2. Roll Call

3. Approval of minutes

MIN-13:055 Approval of the MAPC Meeting Minutes for June 11, 2013.

Sponsors: Planning

Attachments: [MeetingMinutesMAPC June 2013](#)

4. Preliminary Subdivisions

PP-13-20 PP: Preliminary Subdivision: Barrington Park Phase 8 - Proposed 16 Lots

Carlos Wood, Engineer on behalf of Jim Abel, Owner requests MAPC consideration of a Preliminary Subdivision for Barrington Park Phase 8, within the R-1 Single Family Residence District.

Location: End of Annadale Drive, South of Phase 2, East of Phase 3.

Attachments: [Barrington 8 Overall Plan](#)
[Barrington 8 Preliminary Plat](#)
[Aerial Barrington 8](#)
[Barrington 8 Drawings](#)
[Report](#)

PP-13-21 Preliminary Subdivision: The Villas at Sage Meadows Ph. 2

Carlos Wood, Engineer on behalf of David Onstead, Owner requests MAPC consideration for a Preliminary Subdivision Approval for The Villas at Sage Meadows Phase 2, for 14 Single Family lots in an R-3 Multi-family District.

Location: East of the intersection of Clubhouse Road & Villa Drive.

Attachments: [Villas Phase 2 Preliminary Application](#)
[Villas Ph 2 Drawings](#)
[Villas Aerial](#)
[Report](#)

COM-13:047 Waiver of Plat Requirements- Lot Frontage Reduction Request: 3210 Strawfloor Rd.

James & Carolyn Batten requests MAPC waiver of the lot frontage requirements of 240 ft. within and existing AG-1 Zoning District. The applicants hope to construct a home for their widowed mother at approximately 1,200 sq. ft. (30'X40'). The new home will be required to be placed on a separate platted lot at approximately 120 ft. of frontage.

Sponsors: Planning

Attachments: [Batten Letter](#)

[Survey Plat Showing Home Location_ Strawfloor](#)

[Photo of Home_ Strawfloor](#)

[Code of Ordinances Residential Lot Requirements AG-1](#)

[3210 Strawfloor Rd Aerial View](#)

5. Final Site Development Plans

SP-13-09 Final Development Plan- Preliminary Review: PD-M PLANNED MULTIUSE FOR PROPERTY LOCATED AT 4021 SOUTHWEST DRIVE AS REQUESTED BY KAGLE & SHARON HUFF.

Sponsors: Planning

Attachments: [Site Drawings Huff](#)

[ORDINANCE13 026](#)

6. Conditional Use

CU-13-09 CU13-09: Conditional Use:

Mr. Jerry Daugherty is requesting approval to have a fruit and produce trailer/ farmer's market at 1410 E. Highland, within an R-1 District (former Non-Conforming Gas Station Use).

Sponsors: Planning

Attachments: [CU 13-09 Application](#)

[CU 13-09 Letter from Owner](#)

[CU 13-09 Aerial View](#)

[Staff Report](#)

7. Rezoning

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. Item to be untabled.

This Ordinance has been studied over the last two months to allow for a complete analysis and open public process for input. The MAPC is asked to forward a recommendation to City Council to Amend Chapter 117 as noted.

Sponsors: Planning

Attachments: [Helipad heliport Draft Regulations](#)
[Conditional Use Process](#)
[FAA Advisory Circular 150 5390 2c](#)

Legislative History

4/9/13	Metropolitan Area Planning Commission	Tabled
5/14/13	Metropolitan Area Planning Commission	Tabled
6/11/13	Metropolitan Area Planning Commission	Tabled

RZ-13-09 Rezoning: RZ 13-09:

Joan Crocker requests a Rezoning from R-1 to C-4 L.U.O. for 1.84 acres located at 1410 East Highland Dr. at Hillcrest Drive.

Attachments: [RZ 13-09 REZONING APPLICATION](#)
[RZ 13-09 AERIAL VIEW](#)
[RZ 13-09 REZONING PLAT](#)
[Staff Report](#)

RZ-13-10 Rezoning: RZ 13-10:

Dr. Robert Abraham requests a Rezoning from R-3 High Density Multi-family to PD-R - Planned District for 12.19 acres located off N. Culberhouse Rd., on Plated undeveloped streets contained within the request: Bradley Street, Gwen Street, 5th Street, and Beth Street.

Sponsors: Planning

Attachments: [RZ 13-10 REZONING APPLICATION](#)
[RZ 13-10 STREET VIEW](#)
[RZ 13-10 REZONING PLAT](#)
[RZ 13-10 SITE PLAN](#)
[STAFF REPORT](#)

RZ-13-11 Rezoning: RZ 13-11:

Chris Burnett requests a rezoning from R-1 to C-3 General Commercial for 1.3 acres located on the northeast corner of N. Church Street & Thomas Green Rd. , between Church and DanLee Dr.

Attachments: [Rezoning Plat - Church](#)
[Application](#)
[Warranty Deed](#)
[Staff Report](#)

RZ-13-12 Rezoning: RZ 13-12:

Nix Development requests a rezoning from R-1 to C-3 General Commercial for 1.91 acres located at 2600 Alexander Drive (Northern access road for Hwy. 63) between Wood Street and Woodsprings Road

Sponsors: Planning

Attachments: [Plat](#)

[Application](#)

[Warranty Deed](#)

[Recorded Plat](#)

[Staff Report](#)

RZ-13-13

Text Amendment: RZ 13-13:

City of Jonesboro proposes a Manufactured Home Code Amendment: "8 Year Age Rule", Amend Sec. 117-256. Manufactured housing units of the Jonesboro Code of Ordinances. MAPC is requested to evaluate the code section and make a recommendation to City Council to place an exemption clause that will exclude the Mobile Home Parks from the "8-year rule"; subject to the units being reconditioned to meet code requirements and satisfying State and Local Laws.

Sponsors: Planning

Attachments: [Mobile Homes Code of Ordinances Chpt 117](#)

[Evaluation of Affordable Housing Accessibility Act 2](#)

8. Staff Comments

9. Adjournment