



City of Jonesboro

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

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, August 9, 2011

5:30 PM

900 West Monroe

1. Call to order

2. Roll Call

3. Approval of minutes

MIN-11:066 Approval of the MAPC July 12, 2011 Meeting Minutes.

Sponsors: Planning

Attachments: [MAPCMeetingMinutes_July 12 11](#)

4. Site Plans

SP-11-07 Site Plan Review- Aldi, Inc.
John P. Sawyer, P.E., Sawyer Engineering, Inc., on behalf of Aldi, Inc. request MAPC review of a site plan for a 17,886 sq. ft. grocery store at 2212 Stadium Drive @ Parkwood Rd.; Zoning Classification C-3 L.U. Overlay (COJPermit#SP:11-202)

Sponsors: Planning

Attachments: [Property Zoning Verification History Packet](#)

[Aldi-Preliminary Site Plan](#)

[Aldi-Preliminary Landscape Plan](#)

[Aldi-CP250-Preliminary Truck Plan](#)

[AHDTComments_PaulCarr](#)

[ATTComments_CindyCole](#)

SP-11-08 Site Plan Review: MAPC Review/Approval is requested for the New Valley View High School, 2125 Valley View (West of Kersey Lane).

Jonesboro Code of Ordinances, Sec. 117-32. Zoning and building permits. Large-scale commercial development of over 75,000 square feet of gross floor area shall be approved by the Metropolitan Area Planning Commission.

Total Sq. Ft. Area= 169,064 sq. ft.

Sponsors: Planning

Attachments: [VVHS Site Review Set](#)

5. Final Subdivisions

[PP-11-18](#) FP 11-09: Subdivision Jamestown Manor Phase III-Final Subdivision Review:

Applicant/Agent/ Owner: Robin Nix
Engineer / Surveyor: Associated Engineering and Testing, LLC

Property Location: South of Providence Circle and Williamsburg Dr.
Total Acres: 10.13 acres +/- / (441,425 sq. ft.)
Proposed Lots: 21

Sponsors: Planning

Attachments: [FP 11-09 Jamestown Subdivision Phase III-Final
JAMESTOWNPH3 PLANS Revised](#)

6. Conditional Use

7. Rezoning

[RZ-11-15](#) RZ11-15 Toby Alexander requests a rezoning of .25 acres located at 2216 Spence Circle (W. of Caraway Rd.) for a change from R-1 Single Family to C-3 General Commercial.

Sponsors: Planning

Attachments: [Rezoning Plat](#)
[Rezoning Application](#)
[Staff Summary RZ11_15 Toby Alexander](#)

[RZ-11-16](#) RZ11-16 Duyen Tran requests a rezoning of .53 acres located at 3813/3815 E. Highland Dr. (at Bryan St.) for a change from R-2 Multi-Family to RM-16 L.U.O., 8 units max.

Sponsors: Planning

Attachments: [RZ 11-16 Rezoning Plat](#)
[RZ 11-16 Rezoning Application](#)
[Tran Warranty Deed](#)
[Staff Summary RZ11_16 Duyen Tran 3813-3815 E. Highland Dr](#)

8. Staff Comments

[COM-11:057](#) Applicant: Trees2Trusses, request approval of a Single Family Residence to be located at 2107 Windwood Cove; Lot is part of a Windwood Place- P.U.D., located in a C-3 base District approved on June 12, 1986 by the MAPC.

Attachments: [Windwood PUD Layout 1986](#)
[Windwood SFR Application](#)

[COM-11:058](#) Election of Officers: MAPC Election of Chair/Vice Chair. Current Chair Jerry Halsey, Jr. term to expire 8/31/2011; Current Vice Chair- Lonnie Roberts, Jr. to continue incomplete term. New Vice- Chair to be elected.

COM-11:059 Conceptual Review: 1206 South Main Street (No action required; Discussion item only; Note: Location/Address has been changed)

G. Hamman, CIVILOGIC requests MAPC conceptual review for his client who desires to alter the existing home at 1206 South Main Street into an establishment for fine dining. Potential Rezoning Applicant requests input from the MAPC on the selection of zoning classification, as well as input regarding their individual views on this particular venture

Sponsors: Planning

Attachments: [1206 S. Main Street](#)
[CountyPropertyRecord](#)

COM-11:060 Text Amendment: Amending City of Ordinances Chapter 117, Definitions and Parking Lot Requirements.

Reccommendation of MAPC to consider: Defining Parking Lot, Seasonal and Special Events and Amending Zoning Ordinance Section 117-324 (d) (5) Surfacing, and to provide for alternative parking lot standards, materials, methods, and designs in accordance with the U.S. Green Building Council, Leadership Energy and Environmental Design (LEED) voluntary rating system for large recreational/seasonal use facilities within the City of Jonesboro.

Sponsors: Planning and Engineering

Attachments: [Text Amendment Memo GreenPavingParkingLots](#)

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.

Item Tabled 5/10/11, 6/14/11, and 7/12/11 by MAPC.

Sponsors: Planning

Attachments: [Planning Commission Voting Procedure](#)
[MAPCBylawsFinal 2009](#)
[MAPC Bylaws 2011 Proposed Changes](#)

This Item was tabled on 7/12/2011 by MAPC

Legislative History

2/8/11	Metropolitan Area Planning Commission	Read
6/14/11	Metropolitan Area Planning Commission	Read
7/12/11	Metropolitan Area Planning Commission	Read

9. Adjournment