



# City of Jonesboro

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

## Meeting Agenda Metropolitan Area Planning Commission

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Tuesday, May 10, 2011

5:30 PM

900 West Monroe

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### 1. Call to order

### 2. Roll Call

### 3. Approval of minutes

MIN-11:039 Approval of MAPC Minutes for April 12, 2011

Attachments: [MeetingMinutes April 12 2011](#)

### 4. Subdivisions & Plats

PP-11-05 Merrell Estates - Preliminary Subdivision  
Located: S. Hwy. 49s at Adam Dr.

Sponsors: Planning

Attachments: [Merrell Estates Subdivision Plans](#)

[PP 11-04 Merrell Estates Phase II-Preliminary-Report](#)

PP-11-06 Preliminary Subdivision - Brookstone Ph. 4

Sponsors: Planning

Attachments: [Brookstone Ph4 Preliminary Subdivision Plans](#)

[PP 11-05 Brookstone Subdivision Phase IV-Preliminary Report](#)

PP-11-07 Hill Park Addition - Preliminary Subdivision

Sponsors: Planning

Attachments: [Hill Park Addition-Preliminary Subdivision Plans](#)

[PP 11-06 Hill Park Addition-Preliminary Report](#)

PP-11-08 Willow Creek Ph. II - Preliminary Subdivision

Final Development Plan Review: Preliminary: Andrew Braxton (Peak Land Co.), Applicant; PH-J, LLC, Owner request approval for: Willow Creek Apartments, Phase II, Planned Development: Located: S. Caraway Rd., North of Golf Course Dr., South of Fox Meadow Ln.; West of the terminus of Craighead Forest Rd.

Sponsors: Planning

**Attachments:** [Willow Creek phase 2 preliminary plan](#)  
[FPD 11-05 Willow Creek Apartments-Final Report](#)

**PP-11-09** Barrington Park PH V - Final Subdivision

**Sponsors:** Planning

**Attachments:** [Barrington Park Phase5\\_Subdivision Plans](#)  
[FP 11-03 Barrington Park Phase V-Final Report](#)

**PP-11-10** Scott Throgmartin requests MAPC approval of a subdivision replat moving a portion of Northview Estates Phase 1 into Outback Second Addition creating lot 9D-B and increasing Lot 9D-A, located at 5105 Koala Dr., Jonesboro, AR.

**Attachments:** [Koala Replat](#)

**PP-11-11** Robert Rees requests MAPC approval of a replat of Lots 22 and 23, Block B of Highland Subdivision, 1st Addition; adding unplatting acreage into the previously approved subdivision. Location: Dara Dr. and Highland Park Cir.

**Attachments:** [Highland Subdivision Replat\\_Rees](#)

## **6. Conditional Use**

## **7. Rezoning**

**RZ-11-10** RZ 11-10: Nina Hedger, Estate Administrator requests MAPC approval of a rezoning from R-1 to RM-8 Low Density Multi-family for 17.27 acres. Location: South side of Greensboro Rd, and East Side of N. Caraway Rd., Acreage at the rear of 1008 N. Caraway Rd.

**Attachments:** [RezoningPlat\\_Hedger](#)  
[RezoningApplication\\_Hedger](#)  
[RZ 11-10- Hedger NCaraway Greensboro StaffReport](#)

**Legislative History**

4/12/11	Metropolitan Area Planning Commission	Tabled
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**RZ-11-11** Christie Jordan, of Food Bank of NEA, request a rezoning of 0.79 acres located at 3406 S. Culberhouse Rd., Jonesboro, AR from R-1 Single Family Residential to C-4 Neighborhood Commercial

**Attachments:** [Food Bank of NEA Rezoning Application](#)  
[RZ 11-11 3406 SCulberhouse Foodbank\\_Staff Report](#)

**RZ-11-12** Duyen V. Tran request a rezoning of 8.60 acres, located on the Northside of Colony Dr., East of Antosh Circle/Railroad (located between Antosh and Richardson Rd.; from R-1 Single Family to RM-4, 4 units per acre.

**Attachments:** [RezoningApplication\\_Colony](#)  
[RezoningPlat\\_Colony](#)  
[RZ 11-12 Duyen Tran Colony Dr-Staff Report](#)

## **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](#)

**Legislative History**

2/8/11	Metropolitan Area Planning Commission	Read
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## **9. Adjournment**