



# City of Jonesboro

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

## Meeting Agenda Metropolitan Area Planning Commission

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Tuesday, June 11, 2013

5:30 PM

900 West Monroe

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### 1. Call to order

### 2. Roll Call

### 3. Approval of minutes

[MIN-13:046](#) Approval of the May 14, 2013 MAPC Meeting Minutes

**Attachments:** [MAPC May2013 MeetingMinutes](#)

### 4. Site Plans & Preliminary Subdivisions

[SP-13-07](#) Site Plan Review:

Caraland LLC & Kroger Limited Partnership I requests MAPC approval of a site plan for a Marketplace and Fuel Center to be located on South Caraway Road at Wilkins Avenue (Southwest Corner)/Former Indian Mall Site. For a 123,000 store and a gas fueling station.

**Attachments:** [MPCA Letter\\_KrogerMarketPlace](#)  
[Site Plan](#)  
[PLAT-REPLAT LOT 3-PRELIM](#)  
[MPO Comments](#)

[SP-13-08](#) Site Plan Review:

Jimmy Hudspeth, Architect, on behalf of his client: St. Bernards, requests MAPC approval of the site plan for the Assisted Living Level 2 Facility to be located at 2217 W. Parker Road. The property is zoned C-3 L.U.O.

**Attachments:** [Drawings Assisted Living](#)  
[Plat](#)  
[Ordinance12 028](#)  
[AerialView](#)  
[MPO Comments](#)

[PP-13-17](#) Preliminary Subdivision:

Madison Acres, LLC requests MAPC approval of Preliminary Subdivision for Madison

Estates Phase 3, located off Crowleys Ridge Rd., at the end of Sullivan Circle (See Aerial View) for 26 lots. Current Zoning classification is R-1 Single Family Residential.

**Attachments:** [Aerial](#)  
[Application](#)  
[Madison 3 Preliminary Plans](#)  
[Staff Summary Report](#)

**PP-13-19** Preliminary Subdivision Plat: Winters, LLC, 2nd Replat, 2300 Thorn Street (Intersection of Clark, Vera & Thorn St.)

George Hamman, Civilogic requests MAPC's Preliminary Approval of a replat for a proposed (7-Duplexes) development. Property is zoned R-2, Low density Multi-family. This layout was reviewed as a concept review before the Planning Commission in January, 2013, for a total of 7 lots.

**Attachments:** [Preliminary Subdivision Plat](#)  
[Staff Summary Report](#)

## **5. Final Subdivisions**

**PP-13-13** Final Subdivision: Buckhead Subdivision - Location: Southside of Woodsprings Road, East of Friendly Hope Rd.

Nikki Macon requests MAPC approval of a Preliminary Subdivision located within the R-1 Single Family Residential District, for 28 lots.

**Attachments:** [Application](#)  
[Buckhead Phase 1 Final](#)  
[Drawings](#)  
[Report\\_Buckhead](#)

**PP-13-14** Final Subdivision: Gregory's Subdivision Phase III

George Hamman, Civilogic on behalf of FDD, LLC is requesting MAPC approval of a Final Subdivision for 27 lots located off of Crepe Myrtle and Gregory Drives; Property is zoned R-1 Single Family Residential.

**Attachments:** [GregorySubdivision III](#)  
[Report](#)

**PP-13-15** Final Subdivision - Gabriel Crossing

Morris-Kidd LLC, requests MAPC approval of a 36 lot subdivision - Gabriel Crossing Final Subdivision located at the southeast corner of Airport Rd. and Prospect Rd. Property is currently zoned R-1 Single Family Residential.

**Attachments:** [Gabriel Final Subd Application](#)  
[Gabriel Crossing Final Plans](#)  
[Report\\_Gabriel Crossing](#)

**PP-13-16**

Final Subdivision: Valley View Manor Subdivision:

George Hamman, Civilogic on behalf of Madison Estates LLC, is requesting MAPC approval of a Final Subdivision located on Rockport Drive in the Valley View area . (See Aerial View).

**Attachments:** [Drawings\\_Valley View Manor Subdivision](#)  
[Aerial\\_View](#)  
[Report\\_ValleyView Manor](#)  
[Drawings\\_Design Set](#)

**PP-13-18**

FP: Barrington Park Subdivision Phase VII-Final

For consideration by Metropolitan Planning Commission for final approval of 10 proposed lots on 4.4 acres as submitted by:

Applicant/Agent/ Owner: Jim Abel, Engineer / Surveyor: Wood Engineering for property located on Weldon Lane (West of Phase VI), South of Hwy. 226.

**Attachments:** [Application](#)  
[Final Plans](#)  
[Report\\_Barrington Park Phase VII-Final](#)

**6. Rezonings**

**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 my MAPC, until the study is complete.

**Sponsors:** Planning

**Attachments:** Helipad\_heliport\_Draft Regulations

**Legislative History**

|         |                                       |        |
|---------|---------------------------------------|--------|
| 4/9/13  | Metropolitan Area Planning Commission | Tabled |
| 5/14/13 | Metropolitan Area Planning Commission | Tabled |

**RZ-13-06**

Rezoning:

Charles Davis, Owner and Rick Shuffield of Resource Consulting Civil Engineering on behalf of Loves Travel Stop requests MAPC approval of a rezoning from R-1 Single Family to PD-C, Planned Development District- Commercial, for 46.79 acres located on the east side of US 63, Exit 40 @ Hwy. 463, between W. Parker and Ingels Road.

**Sponsors:** Planning

**Attachments:** [LovesApplication](#)  
[Letter](#)  
[Preliminary Development Plan](#)  
[Application](#)  
[Rezoning Plat](#)  
[Staff Summary Report](#)  
[MPO Memo re Love's Rezoning](#)

**RZ-13-07** Rezoning

Sharon K. Huff/Kagle Huff request MAPC approval of a Rezoning from R-1 Single Family Residential to PD-M, Planned Development District- Mixed Use for 6.63 acres of land located at 4021 Southwest Drive (Hwy. 49); on the west side of road, between Keller's Chapel and Ozark Dr.

**Attachments:** [Preliminary Plan](#)  
[RZ 13-07 Zoning Application](#)  
[Rezoning Plat](#)  
[Site Plan](#)  
[Architectural Drawings](#)  
[Staff Summary RZ 13-07 Kagle Huff MAPC](#)  
[MPO Memo re RZ 13-07 Huff PDD](#)

**RZ-13-08** Rezoning

Paula & Louis Wewers request MAPC approval of a Rezoning from R-1 Single Family Residential to C-4, Neighborhood Commercial for a 14,141 sq. ft. lot, located at 909 Southwest Drive.

**Attachments:** [Plat 909 SW](#)  
[Application SW Rezoning](#)  
[RZ 13-08 Aerial](#)  
[Staff Summary RZ 13-08WewersRezoning MAPC](#)

**7. Conditional Use**

**CU-13-04** City of Jonesboro requests MAPC Conditional Use Approval for a proposed fire station # 5 to be located east and adjacent to 2601 Neely Road (See attached Map).

A Conditional Use Approval is required by the MAPC for governmental and public safety uses within the R-1 Single Family Residence

**Attachments:** [Fire Station 5 Site Layout](#)  
[CU 13-04 2525 Neely Road - Fire Station #5](#)  
[CU 13-04 APPLICATION](#)  
[Staff Summary Report](#)

**CU-13-05** Conditional Use:

LC Corporation on behalf of Jonesboro Gymnastics Academy, requests MAPC Conditional Use Approval for a gymnastics use within an existing I-1 Industrial Zoning District, to be located at 4502 Access Road.

**Attachments:** [CU 13-05 APPLICATION](#)  
[CU 13-05 Aerial View](#)  
[Staff Summary Report](#)  
[Permit Drawings Architectural](#)

**CU-13-06**

Conditional Use:

ALDI, Inc. requests MAPC approval of a Conditional Use for a retail grocery store to be located at 2602 & 2610 Caraway Rd. (S.E. corner of Race) within a C-2, Downtown Commercial Fringe Zoning District.

**Attachments:** [Conditional Use Application](#)  
[CU 13-06 Drawings](#)  
[CU 13-06 Letter](#)  
[Staff Summary Report](#)

**CU-13-07**

Conditional Use:

Rachel Johnson requests MAPC approval of a Conditional Use for an Indoor Play Center (Recreational Use) within an I-1 L.U.O. District for property located at 3501 E. Parker Road.

**Attachments:** [Application](#)  
[CU 13-07 Drawings](#)  
[CU 13-07 Aerial](#)  
[Staff Summary Report](#)

**CU-13-08**

Conditional Use:

SBA Towers IV, LLC, applicant is requesting a Conditional Use approval of a 100 ft. monopole telecommunication tower to be located on property owned by Jonesboro School District, located at 301 Hurricane Dr., on the Jonesboro High School Campus, within an R-1 Single Family Residential District.

**Attachments:** [Drawings](#)  
[Notices JBHS](#)  
[ULS License - Cellular License - KNKN796 - ALLTEL CENTRAL ARKANSAS CI](#)  
[CU 13-08 Application](#)  
[CU 13-08 Documents](#)  
[CU 13-08 LETTER](#)  
[Photo Simulations](#)  
[Staff Summary Report](#)

**8. Staff Comments**

**COM-13:039** Final Approval:

Michael Goad, M-L Goad Homebuilders requests MAPC approval of a Site Plan Approval for an existing building refinish for the former Food Bank Building located at 3406 Culberhouse within a C-4 L.U.O. Neighborhood Commercial District.

**Attachments:** [Narrative Letter Proposal For Indoor Storage](#)  
[Ordinance 11\\_042](#)

**COM-13:041** Dr. Robert Abraham requests MAPC concept review on a development for a housing development located north of Johnson Avenue on Bradely Street.

**Attachments:** [Aerial Map](#)  
[Layout Plan](#)

**9. Adjournment**