



# City of Jonesboro

300 South Church Street  
Jonesboro, AR 72401

## Meeting Agenda Metropolitan Area Planning Commission

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Tuesday, December 10, 2013

5:30 PM

Municipal Center

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### 1. Call to order

### 2. Roll Call

3. [MIN-13:111](#) Approval of the MAPC Minutes for November 12, 2013

Attachments: [MAPC MINUTES NOV 12 2013](#)

### 4. Site Plans & Miscellaneous Items

[COM-13:104](#) Easement Waiver Request: Abigail Crossing II- Final Subdivision  
Mr. Carlos Wood on behalf of Developer- Mark Morris requests MAPC approval of a waiver of a 13' Fire easement access located between Lots 15 & 16 of Phase II, and Lots 5 & Six of Phase 1. Fire, Engineering and Planning Departments all concur with the requested waiver.

Attachments: [Abigail Plat](#)

[SP-13-28](#) Final Site Plan Review: 2600 Alexander Drive  
Travis Fischer, PE CFM of Tralan Engineering, Inc., on behalf of Nix Development requests MAPC review of a Final Site Plan for property recently rezoned to C-3 L.U.O. for a 6,458 sq. ft. Office Building to be built at 2600 Alexander Drive.

Attachments: [RABO AGRI DEVELOPMENT PLANS](#)

[SP-13-24](#) Site Plan Approval: 1711 Arch St. - Final (This Item will not be heard until the January 14, 2014 Meeting at the request of the Applicant).

Wesley Abernathy requests MAPC approval for a Final Plan for the Planned Development located at 1711 Arch Street (Terminus of Arch St. North of Henry St., South of the Jonesboro Airport, North of Highway 18/Highland Dr.). It was rezoned as a Planned Development PD-RM District on April 19, 2011.

Attachments: [Abernathy Planned Development](#)

[ORD 11 028 HenryArch](#)

[Original Layout Abernathy](#)

Legislative History

11/12/13	Metropolitan Area Planning Commission	Approved
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**SP-13-26** Final Site Plan Review: Oak Tree Manor

George Hamman on behalf of Robert Abraham, M.D., requests MAPC approval of a Final Site Plan for property located at the terminus of Bradley Street between Gwen Street and French Street for a Planned Development District PD-RM. This property was rezoned on August 20, 2013.

**Attachments:** [Final Site Plan](#)  
[Planned Development Oaktree Manor](#)  
[Original Layout Abraham](#)  
[Ordinance](#)  
[Plat](#)

**Legislative History**

11/12/13	Metropolitan Area Planning Commission	Approved
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**SP-13-29** Minor Replat- Right of Way Waiver for Phillips Drive (Collector Road- 80 Ft. R.O.W).

Michael P. McNeese, Surveyor requests MAPC approval of a 10 ft. right-of-way (R.O.W.) waiver in lieu of a Replat approval for 2402 & 2406 Phillips Drive for an existing development, for separate financing purposes only. Please note that all non-compliant setbacks resulting from this replat are subject to Board of Zoning Adjustment (BZA) variance approval at a later date.

**Attachments:** [Phillips Drive Plat](#)  
[Phillips Drive Aerial View](#)

**SP-13-30** Replat: Savannah Hills Planned District Development- PD-RM

Associated Engineering on behalf of Sid Pickle/Savannah Hills, LLC requests MAPC approval of a replat for Savannah Hills Planned District Development Minor Plat/Replat of Lots 4-6 & 11-13, BLK B of Craighills Third Addition Located Off Craighead Forest Rd./Bekah Dr. (15 ft. Area of Discrepancy Corrected).

**Attachments:** [SavannahHills ALTA](#)  
[SavannahHills Minor Plat with Markup](#)  
[Savannah Hills - PUD Revision](#)

**5. Final Subdivisions**

**6. Conditional Use**

**CU-13-17** Conditional Use: CU13-17

Sandra Washington requests MAPC's approval of a Conditional Use for an In-home Family Daycare located at 801 Arrowhead Dr. within the R-1 Single Family Residential District.

**Attachments:** [Application](#)  
[Notices1](#)  
[Notices2](#)  
[Staff Report](#)

## **7. Rezoning**

**RZ-13-19** Rezoning Case: RZ: 13-19  
James McLeod, Sr., Attorney, on behalf of Owner: Amy Pottinger, requests MAPC approval of Rezoning of 1.41 Acres, located at 3600, 3602 and 3514 Rios Lane (On the East Side of Hwy. 351) from R-1 Single Family Residential to C-3 General Commercial L.U.O.

**Attachments:** [Application](#)  
[Rezoning Plat](#)  
[Staff Summary RZ 13-19 MAPC](#)

**RZ-13-20** Rezoning Case: RZ: 13-20  
  
Mike McNeese requests MAPC's approval of a Rezoning located approximately 1300 feet north of the East Johnson Ave. and Old Greensboro Rd. (Hwy. 351) intersection. (Hilltop Area), for approximately 3.99 acres from R-1 Single Family Residential to C-3 General Commercial, L.U.O. District

**Attachments:** [Application](#)  
[Rezoning Plat](#)  
[Staff Summary RZ 13-20 MAPC](#)

**RZ-13-21** Jerry Halsey, Jr., Agent & Manager requests MAPC's approval of a Rezoning of 49.26 Acres located on the North side of Johnson Ave., at the Intersection of Stadium Blvd. from R-1 Single Family Residential to C-3 General Commercial, L.U.O. District

**Attachments:** [RZ 13-21 APPLICATION](#)  
[RZ 13-21 REZONING MAP](#)  
[Staff Summary RZ 13-21 MAPC](#)  
[RZ 13-21 WARRANTY DEEDS 1](#)

**RZ-13-22**

**Sponsors:** Planning  
**Attachments:** [RZ 13 22 Site Plan Appeal Text Amendment](#)

## **8. Staff Comments**

## **9. Adjournment**