



City of Jonesboro

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

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, December 8, 2009

5:30 PM

900 West Monroe

1. Call to order

2. Roll Call

3. Approval of minutes

[MIN-09:126](#) Approval of MAPC Minutes- November 10, 2009

Sponsors: Planning

Attachments: [MAPC Minutes_11-10-09](#)

4. Subdivisions- Minor Replats

5. [PP-09-05](#) Ridgepointe Country Club VI & Ross and Stem Replats (6- Lots) on the northside of Rivera Dr., west of Ridgepointe Dr., requesting the addition of acreage to the north of each parcel of land south of Strawfloor Rd.
This is a minor replat requiring MAPC approval.

Sponsors: Planning

Attachments: [Ridgepointe Replat Blk S Ross Stem](#)
[Ridgepointe Aerial Map](#)

6. [PP-09-06](#) Minor Replat submitted by Dale Adamson on behalf of Ray Osment to shift one lot line and split two other tracts creating lots 1-5, in Sage Meadows, Phase II-B, located at the cul-de-sac of Lochmoor Cove. (Requires MAPC approval).

Sponsors: Planning

Attachments: [Sage Meadows Phase II-B Replat Original](#)
[Sage Meadows Replat_09_37 Ph II-B](#)

6. [PP-09-07](#) Dogwood Acres Phase II: Scott Throgmartin of S&L Construction, Inc. requests a 1-year extension to improve the previously approved subdivision.

The regulations limit Final Subdivisions to a 1-year expiration, with the allowance for extensions if granted by MAPC.

Final Subdivision FP 08-03, Dogwood Acres Phase II/Scott Throgmartin - 14 lots on 3.77 acres located on Nathan Drive, north of Prospect Drive, FP approved on August 12, 2008 by MAPC.

Action is required by MAPC.

Sponsors: Planning

Attachments: [Extension Request Dogwood Estates P II](#)
[Dogwood Acres Phase II](#)

6. [PP-09-08](#) Sage Meadows, Phase II-C- Minor Replat

John Easley, Associated Engineering on behalf of David Onstead requests MAPC approval of a Preliminary Minor Plat for Sage Meadows, Phase II-C, adding Lots 51,52,53,54,and 55 (5) to Aberdeen Drive.

Sponsors: Planning

Attachments: [Sage Meadows Ph II-C Minor Plat 07287 Conceptual 2009-12-04](#)
[Sage Meadows Ph II-c Aerial Map](#)

7. Rezoning

7. [RZ-09-24](#) RZ 09-22: Windle Family Trust, 1840 & 1846 E. Highland Dr.- Requesting a rezoning from R-1 Single Family Residential to C-3 General Commercial for 1.27 acres, located on the north side of E. Highland between Browns Ln. and Bernard St.

Sponsors: Planning

Attachments: [Windle Family Trust - Application](#)
[RZ 09-22 Windle Family Trust -Plat](#)
[Staff Summary RZ09-22 Windle Family Trust](#)

7. [RZ-09-25](#) RZ 09-23: Elam Enterprises, 5930 & 5934 E. Highland Dr., north side of Highway 18, East of Commerce Drive. Elam Enterprises/Jack Elam , Yates Living Trust/David Yates request rezone property containing 3.93 acres from R-1 Single Family to C-3 General Commercial.

Sponsors: Planning

Attachments: [RZ 09-23 Elam-Yates - Plat](#)
[RZ 09-23 Elam-Yates -application](#)
[Staff Summary RZ09-22 Elam-Yates](#)

8. Staff Matters

8. [COM-09:148](#) Links at Jonesboro, PH II- Located at 1424 Links Cir. & Dr. at Harrisburg Rd.(Hwy. 1B), north of Fox Meadows Lane.

William Kim Fugitt, AIA, on behalf of The Links at Jonesboro, PH II, is requesting a Conceptual Plan review for an expansion of the Links At Jonesboro. This is a potential future application for a Planned District (PD) Development Application. No formal action required; for initial discussion purposes only.

Sponsors: Planning

Attachments: [Links @ Jonesboro Ph 2 Concept Review Request](#)
[Links @ Jonesboro Ph 2 Existing Layout](#)
[Links @ Jonesboro Ph 2 Concept Plan](#)
[Zoning Map The Links](#)
[Planned Development Code](#)

8. **COM-09:149** AN ORDINANCE AMENDING THE JONESBORO CODE OF ORDINANCES, AND ADOPTING THE CITY OF JONESBORO MASTER STREET PLAN; PROVIDING FOR AMENDMENTS OF CHAPTERS 101, ARTICLE III, AND CHAPTER 113, ARTICLES III & IV, OF SUCH TECHNICAL CODE, AND ADOPTING SUCH AMENDMENTS AND MASTER STREET PLAN BY REFERENCE

MAPC is requested to review the Proposed Master Street and make a recommendation to City Council.

Sponsors: Planning

Attachments: [Master Street Plan Ord](#)
[Acceptable Design Details](#)
[Preferred Design Details](#)
[Map Dec 1 09 Master Street](#)
[MSP Chapter 101, Chapter 113 Text Code Amendments](#)

8. **COM-09:151** Richard Belk of Prospect Missionary Baptist Church seeks MAPC consideration to reopen a previous matter- Case RZ 09-21, Rezoning from R-1 to C-3 L.U.O. (3.08 acres located at 4200 E. Johnson)
Applicant seeks relief of having the cross access/egress easement stipulation lifted from the approval due to undo hardship.

MAPC Bylaws state:
Except for cause and with the unanimous consent of all members present at a meeting, no matter on which final action has previously been taken shall be reopened for further consideration or action. If consideration is granted by the Commission, the case will be rescheduled for the next regular meeting, a new application will be made (new fees, legal ad, and adjacent property owners renotified so that they may have an opportunity to hear any new evidence and to be heard).

Sponsors: Planning

9. Adjournment- Note: MAPC Worksessions will be held on the Thursday prior to the Monthly Scheduled MAPC Meeting (Jan. 7, 2010)