



# 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 14, 2013

5:30 PM

900 West Monroe

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### 1. Call to order

### 2. Roll Call

### 3. Approval of minutes

**MIN-13:041** Approval of the April 9, 2013 Meeting Minutes.

**Attachments:** [Meeting Minutes April 9 2013](#)

### 4. Preliminary Subdivisions

**COM-13:029** M.B. Pickering, Pick Pick, LLC is requesting MAPC to RECONSIDER a waiver of its rules and bylaws and add a Minor Replat approval for property located at the Northeast Corner of Hester and Nettleton Ave (1612 W. Nettleton). Hester Street is listed as a Collector Road on the Master Street Plan. Dedicating the required right of way would place the new right of way line within the existing building line along Hester St. Engineering Department does not have an issue with the proposal.

**Attachments:** [1612WNettleton\\_AerialView](#)  
[Pickering Replat\\_ Revised](#)  
[Pickering Letter](#)

**Legislative History**

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**PP-13-04** Preliminary Subdivision: Valley View Manor Subdivision:

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

**Sponsors:** Planning

**Attachments:** [AerialView\\_Valley View Manor Report](#)  
[Valley View Manor Preliminary Plan Revised](#)

**PP-13-05** Preliminary Subdivision: Gregory's Subdivision Phase III

George Hamman, Civilogic on behalf of FDD, LLC is requesting MAPC approval of a

Preliminary Subdivision for 27 lots located off of Crepe Myrtle and Gregory Drives; Property is zoned R-1 Single Family Residential.

**Sponsors:** Planning

**Attachments:** [Aerial View](#)  
[Gregory's Subdivision Phase III Report](#)

**PP-13-09** Preliminary Subdivision - Gabriel Crossing

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

**Sponsors:** Planning

**Attachments:** [GabrielCrossing\\_Preliminary Subd Plat-Application](#)  
[Gabriel Crossing Drawings](#)  
[Report](#)

**PP-13-10** Preliminary Subdivision: Bridlewood Subdivision Phase 2; Location: Richardson Road @ Longcrest

B& T Land Company, LLC requests MAPC review of a Preliminary Subdivision located on the south side of Longcrest Drive, East of Bridlewood Phase 1: Current Zoning is R-1 Single Family Residential. The developer is proposing 17 lots in Phase 2.

**Sponsors:** Planning

**Attachments:** [BridlewoodSub Aerial Map](#)  
[Bridlewood Phase2 Preliminary Subd Plat-Application](#)  
[Bridlewood Phase2 Drawings](#)  
[Report](#)

**PP-13-11** Preliminary 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.

**Sponsors:** Planning

**Attachments:** [Buckhead Preliminary Subd Plat-Application](#)  
[Buckhead Aerial View](#)  
[BuckheadDrawings](#)  
[Report](#)  
[Buckhead Overall](#)

**PP-13-12** Preliminary Final Subdivision: Merrell Estates Phases 3, 4, 5 & 6 (Correction: This is a final subdivision review for Phase 3 only).

Merrell Estates Development, LLC requests MAPC review of a Preliminary Final Subdivision for 20 lots located off Highway 49S., Adjacent to Merrell Phase 1 & 2, off of

Adam Dr.

**Attachments:** [Merrell Estates 3-4-5-6 Final Plans](#)  
[MerrellEstates Preliminary Application](#)  
[MerrellEstates 1](#)  
[Report](#)

## **5. Final Subdivisions**

### **PP-13-07** Final Subdivision- Southbend Subdivision Phase 4

H&W Construction L.L.C. requests MAPC approval of a Final Subdivision Plan which includes 14 lots on 5.93 acres of land located on Harrisburg Road/Hwy. 163 & Hollow Creek Lane/Viney Creek Lane. Property is zoned R-1 Single Family Residential.

**Attachments:** [Southbend Subdivision Phase Four Final Report](#)

### **PP-13-08** Final Subdivision: K&G Properties LLC -

George Hamman, Civilogic on behalf of K&G Properties, LLC is requesting MAPC approval of a Final Subdivision located within the Sage Meadows Subdivision, South of Macedonia Rd., North of Sage Meadows Blvd.; 6.74 Acres (36 lots): Property recently rezoned to RS-8 Single Family Residential.

**Sponsors:** Planning

**Attachments:** [THE VILLAGE AT SAGE MEADOWS Report](#)

## **6. Site Plan Reviews**

### **SP-13-06** SP13-97 5207 E. Johnson- Heritage Bank - Final Site Plan Review - C-3 Limited Use Overlay (C-4 L.U.O.).

George Hamman, Civilogic, on behalf of the owners- Heritage Bank requests MAPC review and approval of a Final Site Plan for property located at 5205 E. Johnson Ave. @ Oriole Dr..Current Zoning is C-4 Limited Use Overlay (C-4 L.U.O.).

**Sponsors:** Planning

**Attachments:** [SP 13-97 5205 E. Johnson APPL](#)  
[SP 13-197 5205 E. JOHNSON -- HERITAGE BANK](#)  
[ORDINANCE of Approval 10\\_072](#)  
[Rezoning Plat](#)  
[Report](#)

### **COM-13:036** MAPC Conceptual Review: Planned District Development- 4021 Southwest Drive:

Hardy Little Architects & Associates requests MAPC review of a Conceptual Site Plan. The property is located at 4021 Southwest Drive/East Side of Street (Hwy. 49S), South of Kellers Chapel Road. Property is zoned R-1 Single Family. Developers seek to

rezoned the property potentially as a Planned District Development on 6.74 acres with a mixture of 11 single family homes and 9 duplexes and common open space areas. No action will be taken by the MAPC. Owners seek MAPC input on the submitted conceptual layout with the anticipation of a formal application to follow.

**Sponsors:** Planning

**Attachments:** [PLANNED UNIT DEVELOPMENT\\_HUF](#)  
[4021SouthwestDrive\\_KagleHuff\\_Aerial](#)

**COM-13:037** MAPC Concept Review - 3308 S. Caraway- Craighead Commons P.U.D.

John Easley, Associated Engineering on behalf of his client Cesar Islas requests MAPC conceptual review of a potential submittal of a Final Site Plan for a Planned Unit Development - P.U.D. approved in September, 1999 by the MAPC. The proposed plan will complete the build-out of the remaining units remaining of the original 96 units approved. (See attached Plans).

**Attachments:** [AerialMap\\_Commons](#)  
[Letter of Verification\\_Craighead Commons PUD S. Caraway Rd](#)  
[CraigheadCommons](#)  
[CraigheadCommons\\_Proposed Final Development Plan](#)

## **7. Rezoning**

**RZ-13-05** RZ13-05: Text Amendment- Temporary Occupancy Certificates.

AN ORDINANCE TO AMEND SECTION 117-33 OF CHAPTER 117 OF THE JONESBORO CODE OF ORDINANCES OF THE CITY OF JONESBORO, ARKANSAS FOR THE PURPOSE OF CLARIFICATION ON THE PERMIT REQUIREMENTS AS IT RELATES TO REQUIREMENTS FOR TEMPORARY CERTIFICATES OF OCCUPANCY

Chapter 117, Section 117-33, the Zoning Ordinance specifies specific requirements regarding the issuance of certificates of occupancy.

The MAPC is asked to review this text amendment ordinance which establishes minimum requirements for temporary certificate of occupancy, and make recommendation to City Council for approval.

**Attachments:** [CertificateofOccupancy\\_Ordinance Mark Up Copy](#)

**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

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**8. Staff Comments**

**9. Adjournment**