



City of Jonesboro

300 South Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Monday, October 7, 2013

5:30 PM

300 S. Church Street

Special Called Meeting

1. Call to order

2. Roll Call

3. Approval of minutes

[MIN-13:089](#) Approval of the MAPC Meeting Minutes for September 10, 2013

Attachments: [MAPCMeetingMinutes September102013](#)

4. Final Subdivisions

[PP-13-29](#) Final Subdivision:

TraLan Engineer Co. on behalf of Stephen Southard, Owner requests MAPC approval of a Final Subdivision- Southbound Subdivision located on Commerce Drive, North of Rees Dr. Property is currently zoned R-2 Low Density Multi-Family and RM-12 L.U.O. Multi-Family. Total acreage 3.12 acres with 9 lots.

Attachments: [Southbound Subdivision Plans](#)
[FP Southbound Report](#)

[PP-13-30](#) Final Subdivision:

South Oaks Phase 2 Revised George Hamman Civilogic on behalf of the Owner- Mr. Jack Jones requests MAPC's final approval for a Preliminary Subdivision located East of Wood Street, North of Amberwood Dr.

Attachments: [Drawings](#)
[FP South Oaks Phase 2 Report](#)

5. Final Site Plan Review

[SP-13-19](#) Final Site Plan Review:

Final Site Plan for CU 13:11:

Dewayne Sharp requests MAPC's Fial Approval for a Metal Recycling Facility to be

located at end of Vance Drive , lots 6 and 7 of Jonesboro Industrial Mini Park #2 use within an existing I-2 General Industrial Zoning District.

Attachments: [Site Application](#)
[Floodplain Application](#)
[Final Site Plan](#)
[Grading Plan](#)
[Environmental Assessment Report](#)

SP-13-20

John Easley, Associated Engineering on behalf of his client Cesar & Becky Islas request MAPC Final Site Plan Review of 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. The applicant is requesting approval of 36 units (3 twelve-plexes) (See attached Plans).

Attachments: [13132-SDP PRESENTATION](#)
[13132-SDP - Landscape Plan](#)

SP-13-17

Site Plan Review: Large Scale Development: Existing R-3 Property: The Reserve at Sage Meadows.

Engineer Travis Fischer/TraLan Engineering, on behalf of the Owner: The Reserve at Sage Meadows, LLC is requesting MAPC site plan approval for 41 one-bedroom and two bedroom units located on a 7.00 acre tract of land off of Prairie Dunes Lane in Sage Meadows Subdivision.

The Applicants are also requesting that Prairie Dunes Lane be renamed to Reserve Boulevard. (This Item is requested to be untabled and acted on by the MAPC).

Attachments: [The Reserve at Sage Meadows-Overall Concept](#)
[The Reserve at Sage Meadows Concept-Site Dimension Plan](#)

Legislative History

9/10/13	Metropolitan Area Planning Commission	Withdrawn
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SP-13-21

Final Site Plan Review

Rob Hester of Stone Bridge Construction requests MAPC approval of a Final Site Plan for G & P Development for a Proposed 22,080 Sq. Ft.- Furniture Store at 2839 Race Str. This lot is part of a previously approved Planned District Development (PD-C Zoning District).

Attachments: [Proposed GP Site Development Plan](#)
[AerialView G&P](#)

6. Conditional Use

CU-13-12

CU 13-12: Conditional Use

Brody Belk of Belk Construction request MAPC Conditional Use Approval to install an accessory building and dwelling on an R-1 Single Family District lot that exceeds 1500 sq ft located at 4921 Peachtree.

Attachments: [Application](#)
[Staff Report](#)
[Drawings](#)
[Narrative Letter](#)
[Notifications](#)

CU-13-14 CU 13-14: Conditional Use

Deb Lyster request MAPC Conditional Use Approval for a McDonalds Restaurant to be located at 2124 Stadium Blvd within an existing C-3 Limited Use Overlay General Commercial District.

Sponsors: Planning

Attachments: [Application](#)
[Staff Report](#)
[Drawings](#)
[Notifications](#)
[Council Ordinance 11:087](#)
[OriginalRezoningPlat](#)

7. Rezoning

RZ-13-18 RZ 13-18: Dennis Gambill request MAPC approval of a rezoning from R-1 Single Family Residential to C-3 General Commercial District, for 71,874 sq ft located at 2024 Greenway Lane.

Sponsors: Planning

Attachments: [APPLICATION](#)
[REZONING PLAT](#)
[APPLICATION QUESTIONS](#)
[STAFF REPORT](#)

8. Staff Comments

COM-13:079 Presentation: Access Management

The Jonesboro MPO, Engineering & Planning Staff Presentation: Update on Access Management Policies for the City of Jonesboro

Attachments: [Proposed Traffic Access/ Parking & Loading Updates](#)
[Access Management Presentation](#)

9. Adjournment