



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, May 10, 2016

5:30 PM

Municipal Center

1. Call to order

2. Roll Call

3. Approval of minutes

MIN-16:049 Approval of the MAPC Meeting Minutes for April 26, 2016.

Attachments: [MAPC Meeting Minutes for April 26, 2016](#)

4. Preliminary Subdivisions

PP-16-12 Preliminary Subdivision : Bridger Park Phase 1

Morris-Kidd, LLC requests MAPC approval of a Preliminary Subdivision- Bridger Park Phase 1, for 13 lots on 5.6 acres for property Zoned R-1 Single Family, located west of Bridger Place at the south terminus of Oriole Drive.

Attachments: [Application](#)
[Staff Report](#)
[Bridger Park Preliminary Plans](#)

5. Miscellaneous: Site Plan Reviews

COM-16:031 Request to Remove a Pocket Park Condition on a Residential Subdivision: Prairie Meadows Subdivision by Rick & Sherry Turman. Area is located south of Lot 53 and north of the detention pond along Flemon Rd. Please see Attachments.

Attachments: [MEMO_Turman - Pocket Park](#)
[Praire Meadows_Turman Request for Reconsideration](#)
[Prairie Meadows Sub](#)
[Turman Rezoning Plat_Feb 2009 for RS6](#)

6. Conditional Use

CU-16-07 Conditional Use: CU 16-07 3235 E. Matthews

Travis Knight of Arkansas Muscle, LLC requests MAPC approval of a Conditional Use for a Gym / Fitness Center within a I-1, Limited Industrial District for Recreational /

Entertainment Indoor within section 117-139 of the code. This is located at 3235 E. Matthews.

Staff Notes: This was tabled from the MAPC Meeting April 26, 2016; A representative did not show up to present the case.

Attachments: [Application](#)
[Staff Summary](#)
[Commercial Application](#)
[Plans](#)
[Adjoining Property Owners Letter](#)

Legislative History

4/26/16 Metropolitan Area Planning Commission Tabled

CU-16-08 Conditional Use: CU 16-08 105 Royale Drive

Tammy Dace requests MAPC approval of a Conditional Use for a remanufactured double wide, residential design unit within the R-1 Single Family Residential Design located at 105 Royale Drive.

Attachments: [Application](#)
[Staff Summary](#)
[House Plans](#)
[Aerial View of Location](#)
[Plat](#)
[Plat looking at Coves](#)
[Adjoining Property Owner Notifications](#)

CU-16-09 Conditional Use: CU 16-09 2410 Greensboro Road

City of Jonesboro requests MAPC approval of a Conditional Use for a proposed use of a 196 ft tall monopole radio communication tower within the R-1 Single Family Residential District located at 2410 Greensboro Road.

Attachments: [Application](#)
[Staff Summary](#)
[Aerial View](#)

7. Rezoning

RZ-16-06 Rezoning: RZ 16-06 1822 Old Greensboro Road

Terry Trotter requests MAPC approval of a Rezoning from R-1 Single Family Residential District to C-3 General Commercial District, LUO for 2.69 acres of land located at 1822 Old Greensboro Road.

Attachments: [Application](#)
[Staff Summary](#)
[Rezoning Plat](#)
[General Warranty Deed](#)

RZ 16-07 Rezoning: RZ 16-07 1406 and 1410 E Highland

Roundtable Holdings, LLC requests MAPC approval of a Rezoning from R-1 Single Family Residential District and C-4 Neighborhood Commercial District, LUO to C-4 Neighborhood Commercial District, LUO and C-4 Amended from previous rezoning for 2.15 acres of land located at 1406 and 1410 E Highland.

Attachments: [Application](#)
[Staff Summary](#)
[Conceptual Layout Plan](#)
[Rezoning Plat](#)
[2013 Original Ordinance Adopting Rezoning to C4LUO](#)

8. Staff Comments

9. Adjournment