



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Agenda Metropolitan Area Planning Commission

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Tuesday, October 25, 2016

3:00 PM

Municipal Center

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### 1. Call to order

### 2. Roll Call

### 3. Approval of minutes

[MIN-16:131](#) Approval of the MAPC Meeting Minutes for October 11, 2016.

**Attachments:** [MAPC October 20, 2016 Meeting Minutes](#)

### 4. Preliminary Subdivisions

[SP-16-16](#) Sidewalk Wavier Request and Site Plan Approval: 3000 E. Parker Road - Osment and Copeland, LLC

Travis Fischer of Tralan Engineering on behalf of Osment and Copeland, LLC is requesting consideration from the MAPC a Sidewalk Wavier and Site Plan approval because this is a C-3 Limited Use Overlay for Car Lot being built at 3000 E. Parker Road (See Application for Details/Justification).

**Attachments:** [Sidewalk Wavier Application](#)  
[Site Plans](#)  
[Aerial View of Location](#)

[PP-16-27](#) Preliminary Subdivision: The Villas at Sage Phase III - Brandon Winters  
Carlos Wood of Wood Engineering on behalf of Applicant / Agent / Owner: Brandon Winters requests MAPC Preliminary Approval for 64 lots on 20.09 Acres located on Macedonia Road North of Sage Meadows within the RS-7 Single Family Residential District. This was rezoned and annexed into the city and one of the conditions for subdivision approval before the MAPC.

**Attachments:** [Application](#)  
[Subdivision Plans](#)  
[Staff Summary](#)  
[Pictures](#)  
[Aerial Google View](#)  
[Aerial View of Property](#)  
[Aerial View of Surrounding Properties](#)

**PP-16-31** Preliminary Subdivision Approval: Bridlewood Phase 3 (39 lots on 9.5 Acres)

Carlos Wood of Wood Engineering on behalf of B & T Land Company, LLC requests MAPC approval of a Preliminary Subdivision for Bridlewood Subdivision Phase 3 being East of Phase 2, Adjacent to Longcrest Dr. for 39 lots on 9.5 acres within the R-1 Single Family Zoning District.

**Attachments:** [Application](#)  
[Bridlewood Phase 3 Plat](#)  
[Bridlewood Overall](#)  
[Staff Report](#)  
[Aerial View of Location](#)

**5. Final Subdivisions**

**6. Conditional Use**

**7. Rezoning**

**RZ-16-24** Rezoning: RZ 16-24: 3500 East Johnson - First National Bank

John Easley of Associated Engineering representing First National Bank is requesting MAPC approval of an Rezoning from R-1 Single Family Residential District, C-3 General Commercial District and C-3 General Commercial District Limited Use Overlay to C-3 General Commercial District Limited Use Overlay for 7.70 Acres of land located at 3500 East Johnson Avenue.

**Attachments:** [Staff Summary](#)  
[Application - Rezoning](#)  
[Rezoning Plat](#)  
[Aerial View](#)  
[Site Development Plans](#)  
[Plans - Site Grading and Site Improvements](#)  
[Plans - Under Slab and Foundation Package](#)

**RZ-16-25** Amendment to Zoning: RZ 16-25: 1200 Commerce Drive - Magic Touch - Robert Rees

Donald L. Parker II of Parker Hurst & Burnett PLC on behalf of Mr. Robert Rees is requesting MAPC approval of an amendment to waive the 300 ft. buffer area as adopted in the current RM-12 Residential Multifamily Classification District Limited Use Overlay for 3.12 acres of land located at 1200 Commerce Drive. The requested amendment will allow development in the 300 ft. buffer area under the current zoning as set forth in ORD-11:032.

- Attachments:** [Staff Summary](#)  
[Application](#)  
[Rezoning Plat](#)  
[Ordinance with Highlight of change](#)  
[Ordinance](#)  
[Aerial Map](#)  
[Pictures](#)  
[MAPC Meeting Audio from March 8, 2011](#)

**8. Staff Comments**

**9. Adjournment**