



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, January 10, 2017

5:30 PM

Municipal Center

1. Call to order

2. Roll Call

3. Approval of minutes

[MIN-17:001](#) Approval of the MAPC Minutes from the December 13, 2016 meeting.

Attachments: [MAPC Meeting Minutes December 13, 2016](#)

4. Preliminary Subdivisions

[PP-17-03](#) Sidewalk Wavier Request: 907 Congress Circle - John Drum

Josh Hurd of McAlister Engineering on behalf of John Drum is requesting consideration from the MAPC for a Sidewalk wavier for the new warehouse building / office area on 907 Congress Circle. This is located in a C-3 General Commercial District (See Application for Details / Justification).

Attachments: [Sidewalk Wavier Application](#)
[Application - Grading](#)
[Site Plan](#)
[Aerial View of Site](#)

5. Final Subdivisions

[PP-17-01](#) Final Subdivision: Centre Park Addition Phase 2 - 2 Lots on 27.53 Acres

John Easley of Associated Engineering on behalf of Centerline, LLC is requestins Final Subdivision Approval by the MAPC located at Browns Lane Access Road containing 2 lots on 27.53 acres that is zoned C-3 General Commercial District.

Attachments: [Application](#)
[Staff Report](#)
[Centre Park Addition Phase 2](#)
[Aerial View of Site](#)

[PP-17-02](#) Final Subdivision: Greensborough Village Phases 1 and 1A - 36 Lots on 107.34 Acres

John Easley on behalf of Associated Engineering request MAPC Final Subdivision Approval for Greensborough Village Phases 1 and 1A located at Johnson Avenue and HWY 49 within a (TC-O) Town Center Overlay District.

Attachments: [Staff Report](#)
[Application](#)
[Aerial View of Location](#)
[Updated Traffic study](#)
[Plans](#)
[Site Plan Phase 1 Hardscape Plans](#)
[Site Plan Phase 1A Hardscape Plans](#)
[Aerial View of Site](#)

PP-17-05 Final Subdivision: Southbound Subdivision - 2nd Addition - 6 lots on 2.98 Acres

Kevin Scrape of Benchmark Land Surveying, Inc. on behalf of Stephen Southard, Owner requests MAPC approval of a Final Subdivision - Southbound Subdivision - 2nd Addition located on Commerce Drive, North of Rees Drive on West side of road. Property is currently zoned R-2 Low Density Multi-Family with 6 lots on 2.98 Acres.

Attachments: [Application](#)
[Plat](#)
[Aerial View of Site](#)

6. Conditional Use

7. Rezoning

RZ-16-28 RZ 16-28: 1917 Keller's Chapel Road - R-1 and C-3 to PD-R for 1.67 Acres

George Hamman of Civilogic on behalf of Devon Scott is requesting MAPC approval of a Rezoning from R-1 Single Family Residential District and C-3 General Commercial District to PD-R Residential Planned Development for 1.67 Acres of land located at 1917 Keller's Chapel Road.

Attachments: [Application](#)
[Staff Summary](#)
[Rezoning Plat](#)
[Proposed Planned Development Site Plan - Second Plan](#)
[Proposed Planned Development Site Plan - First](#)
[Duplex Plans](#)
[Aerial View of Site](#)
[Receipt](#)

8. Staff Comments

COM-17:003 Land Use Plan Recommendations and Revisions

Land Use Plan is up for revision as stated the Land Use and Master Street Plan will be rotated every other year by both committees for future updates to consider new growth trends. The Land Use Committee first meeting is Thursday, January 12, 2017 at 5:30 pm to start working on recommendations and revisions.

Attachments: [Land Use Booklet](#)
 [MAPC Record of Proceedings](#)

COM-17:004 Reclamation House Policy and Procedure Manual - 534 W. Washington Avenue

This is the Policy and Procedure Manual along with the Booklet that is kept in every room for the residents of the Reclamation House that is located at 534 W. Washington Avenue. This booklet was asked for at the Conditional Use Meeting.

Attachments: [Policy and Procedure Manual](#)
 [Booklet that is in Every Residents Room](#)
 [Staff Summary from March 22, 2016 MAPC Meeting](#)

9. Adjournment