



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes 3 Metropolitan Area Planning Commission

Tuesday, July 26, 2016

3:00 PM

Municipal Center

1. Call to order

2. Roll Call

3. Approval of minutes

Approval of the MAPC Meeting Minutes for July 12, 2016.

A motion was made by Jimmy Cooper, seconded by Jim Scurlock, that this matter be Approved . The motion PASSED with the following vote.

4. Preliminary Subdivisions

Conceptual Subdivision Review: Bob Harrison would like to present a proposed residential development total of 28 acres located in the PT N1/2 SW 26 A PT N260' S1/2 NW SE lying W OF HWY 1 & N of RD 2A. The applicant request MAPC conceptual review of a single family subdivision that is proposed to be located at the corner of Glover Road and Harrisburg Road. No formal submission has been received. The purpose of this review is to gain MAPC feedback on the proposed lot configurations and street connectivity.

APPLICANT: Mr. Dylan Warner presented a proposed residential development on behalf of Mr. Bob Harrison for a conceptual subdivision review. The development was being presented before the MAPC so the developer could get the boards feedback.

STAFF: Ms. Tracy McGaha presented the staff comments. She explained this project covers 28 acres and is located off of Harrisburg Road.

FIRE: Mr. Jason Willis from the Jonesboro Fire Department explained to the board that any subdivision with 30 or more single-family residential houses needs to have two points of fire department access. This will require two access roads. He also discussed the idea brought up regarding gating one of the access roads into the subdivision. Mr. Willis explained to the board that there was an exception to the rule requiring two points of access. This exception required the houses in the subdivision to be sprinkled with a residential sprinkling system. These sprinkling systems are part of the domestic water system. They are different from commercial sprinkling systems.

STAFF: Mr. Michael Morris from the Engineering Department presented their comments. He explained the proposed subdivision had one point of access on

Harrisburg Road and he is trying to get another one. The developer could also connect to the subdivision to the North of this property so he could meet the requirement of having two points of access.

Mr. Bob Harrison was not present at the time his conceptual review was addressed by the MAPC.

No Public Input.

Conceptual Subdivision Review: Carlos Wood of Wood Engineering on behalf of Barker Brothers Properties, LLC would like to present Oak Ridge Planned Unit Development, located in the PT NE NE 2 PT E 1/2 SE NE 17. The applicants request MAPC conceptual review of a single family subdivision that is proposed to be located at the corner of Culberhouse Road and Blankenship Road which includes 18 units on 17.3 acres total of that 4.6 acres pud area. The purpose of this review is to gain MAPC feedback.

APPLICANT: Mr. Carlos Wood presented Oak Ridge Planned Unit Development to the board for a conceptual review. The proposed development will consist of 18 units on 17.3 acres, 4.6 acres of that will be PUD area. This is a development Mr. Wood presented a few months ago. City staff had some concerns about individuals backing out onto Culberhouse Road so the developer changed the layout of the development to address those issues. Mr. Wood explained that the owners wanted to get feedback from the MAPC about building this development on a PUD within an R-1 zoning.

STAFF: Ms. Tracy McGaha presented staff comments. She said there would be 18 units on 17.3 acres with 4.6 acres being the PUD area.

COMMISSION: Mr. Lonnie Roberts mentioned that it was discussed in the premeeting regarding the developer agreeing to pave this private road so the Fire Department can operate their trucks on that road.

APPLICANT: Mr. Woods said that would not be an issue with this development.

COMMISSION: Mr. Jerry Reese asked if this development had to have sanitary sewer.

APPLICANT: Mr. Woods responded that they would give City Water and Light an easement so this development could have public utilities.

STAFF: Mr. Craig Light from the Engineering Department explained that there was a code against developers building private roads within subdivisions. This code was found in Section 113 of Jonesboro's Code of Ordinances. Mr. Light explained that what the developer was proposing was a private street. He went on to say that while it may sound okay now there will come a time when the city will be asked to service this street. That being said, the city will be asked to fix the issues with this street in the future and they will not have any oversight regarding the construction of this street. He said the developer is not proposing a curb and gutter system but rather an open drainage system which goes against what he feels like to be an adequate street for an urban subdivision.

COMMISSION: Mr. Ron Kelton asked Mr. Craig Light if he would feel differently

about this development if the developer would build everything up to city standards.

STAFF: Mr. Light explained the city would not be inspecting a PUD property. Eventually this private street would become a public street and the city will be asked to maintain it.

COMMISSION: Mr. Jim Scurlock asked Mr. Craig Light how this development differed from the Greensboro Village development.

STAFF: Mr. Light explained they platted public streets.

COMMISSION: Mr. Brant Perkins said the code talked about private streets in a subdivision. He wanted to know if this development met all the requirements of the city to be considered a subdivision.

STAFF: Mr. Light explained that it would classify as a subdivision. He went on to say that eventually the developer is going to want to extend this to serve the back section of property and this development would end up with multiple lots being served by one private road.

APPLICANT: Mr. Carlos Wood asked if the city or MAPC had any input regarding the access location. He said they were concerned about the number of entries onto Culberhouse Road. They are looking for input so they will know what will work for the City and the Planning Commission.

No Public Input.

Preliminary Sudivision: Jude's Crossing Phase 4
Wood Engineering on behalf of Applicant / Agent / Owner: Morris-Kidd, LLC requests MAPC Preliminary Approval for 24 proposed lots on 6.6 acres located east side of Darr Hill Road, South of Keller's Chapel Road, and South of Stoneridge Estates within the R-1 Single Family Residential District.

APPLICANT: Mr. Carlos Wood requested MAPC preliminary approval for 24 proposed lots on 6.6 acres. He said this was a continuation of an existing subdivision that was previously brought before the Planning Commission. He also wanted to note that Phase 5 does not connect to Phase 2 but they are going to put in an all weather road to make that connection for the Fire Department.

STAFF: Ms. Tracy McGaha presented staff comments. This is a development consisting of 24 proposed lots on 6.6 acres. All the lots meet city requirements.

No Public Input.

A motion was made by Jimmy Cooper, seconded by Jim Scurlock, that this matter be Approved . The motion PASSED with the following vote.

Preliminary Subdivision: Jude's Crossing Phase 5

Property Location: East side of Darr Hill Rd, South of Keller's Chapel Rd, South of Stoneridge Estates Engineer: Wood Engineering on behalf of Applicant/Agent/
Owner: Morris-Kidd, LLC requests MAPC Preliminary Subdivision Approval for 28

proposed lots on 8.8 acres with the R-1 Single Family Residential District.

APPLICANT: Mr. Carlos Wood said this was a similar situation to the previously discussed request regarding phase 4.

STAFF: Ms. Tracy McGaha explained this development was 8.8 acres with a total of 28 lots. All the lots meet city requirements.

No Public Input.

A motion was made by Brant Perkins, seconded by Jimmy Cooper, that this matter be Approved . The motion PASSED with the following vote.

5. Final Subdivisions

6. Conditional Use

Conditional Use: CU 16-14 1405 Old Bridger Road

Carlos Wood of Wood Engineering on behalf of Grace Pointe Church requests MAPC approval of a Conditional Use for a church to be located at 1405 Old Bridger Road within an R-1 Single Family District.

APPLICANT: Mr. Carlos Wood requested a Conditional Use for a church to be located at 1405 Old Bridger Road. He said there is an existing house with a detached garage that is going to be used as a house for the preacher. That house will stay on the property.

STAFF: Ms. Tracy McGaha presented staff comments. The applicant wants to put a church on an R-1 residential lot. The lot is 3.3 acres. There were four conditions attached to this request by city staff. Mr. Wood agreed to the conditions attached.

Mr. Michael Morris from Engineering asked Mr. Wood about sidewalks.

APPLICANT: Mr. Wood said that if there was sidewalks put in they would be on the church's property.

COMMISSION: Mr. Ron Kelton wanted to know where the access point would be moved on Bridger Road. His only concern was getting that access point away from the curve on Bridger Road.

APPLICANT: Mr. Wood said he would have to talk with the city engineers to see what would work best for all parties involved. He said they were not opposed to moving it to the North.

Mr. Wood said the building is going to seat 300 people. He has 150 parking spaces so parking should not be an issue.

No Public Input.

A motion was made by Jimmy Cooper, seconded by Brant Perkins, that this matter be Approved . The motion PASSED with the following vote.

7. Rezoning

Rezoning: RZ 16-15: 2100 E. Johnson and 108 / 110 Snyder

Josh Olsen is requesting MAPC approval of a Rezoning from C-3 General Commercial District to RM-8 Residential Multifamily classification, eight units per net acre, includes all forms of units, duplexes, triplexes, quads, and high for for .70 acres more or less of land located at 2100 E. Johnson, 108 and 110 Snyder.

APPLICANT: Mr. Josh Olson requested a rezoning for property located at 2100 East Johnson from C-3 General Commercial District to RM-8 Residential Multi-family classification. There is currently a daycare at this location. He said there would be a total of four units on the property. The middle house would be a duplex. He said the only work being done had to do with interior alterations. There will be no exterior work to be done.

STAFF: Ms. Tracy McGaha presented the staff comments. The houses are already located on the lot. They are currently using them as a daycare. The houses have been there for years. The applicant just wants to turn them back into residential houses.

No Public Input.

A motion was made by Kevin Bailey, seconded by Jim Scurlock, that this matter be Approved . The motion PASSED with the following vote.

8. Staff Comments

9. Adjournment