



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes 3 Metropolitan Area Planning Commission

Tuesday, June 14, 2016

6:00 PM

Municipal Center

1. Call to order

2. Roll Call

3. Approval of minutes

Approval of the MAPC Meeting Minutes for May 24, 2016.

A motion was made that this matter be Approved . The motion PASSED with the following vote.

4. Preliminary Subdivisions

5. Final Subdivisions

Plat Approval: Waiver of Subdivision Requirements regarding curbing of public streets.

Hank Wentworth request MAPC Approval of a Minor Plat 16-09 for property located on Parnell Lane, located south of State HWY 91/Dan Ave.. Parnell Lane terminates into the subject property. The applicant will be required to plat and improve right-of-way south to a point of 60 ft. (at a minimal width) along the property frontage, but requests MAPC approval of the curbing requirement due to the fact that none of the street is curbed.

Applicant: Mr. Hank Wentworth: Appeared before the Commission requesting approval of his minor plat to allow him to build a home at the end of Purnell Ln. and extend the street to the end of his property. Mr. Spriggs showed the aerial view and gave the vicinity location off Dan Ave. to the far west at the City Limits.

Mr. Spriggs: The hardship is that Purnell Lane was annexed into the City and the street was terminated prior to this lot. They are required to have frontage on an approved right of way and curb and gutter is required. They are asking for a waiver on the curb and gutter and the street width. The Planning and Engineering Department is in concurrence.

Mr. Reese asked what is the linear feet of curb and gutter that would be needed.

Mr. Wentworth: 60 ft.

Mr. Reese asked if MAPC dealt with this item before; Mr. Spriggs noted, yes. And this would be consistent with the past decision.

Mr. Kelton asked if there were any chance of this lot being further subdivided.

Mr. Spriggs stated- No.

A motion was made that this matter be Approved . The motion PASSED with the following vote.

6. Conditional Use

Conditional Use: CU 16-11: 211 and 217 Cate Street

MATH Investments, LLC is requesting MAPC approval of a Conditional Use for Multi-Family Townhouse Units to be located at 211 and 217 Cate Street on Ground and Upper level Floors in a C-1 Downtown Core Commercial District. Thirteen units are proposed.

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Mr. Reese asked if MAPC dealt with this item before; Mr. Spriggs noted, yes. And this would be consistent with the past decision.

Mr. Kelton asked if there were any chase of this lot being further subdivided. Mr. Spriggs stated- No.

Motion was made by Mr. Reese to approve; Seconded by Mr. Cooper that this matter be Approved.

The motion PASSED with the following vote.

7. Rezoning

Rezoning: RZ 16-08: 1425 E. Johnson

Ayad Talih is requesting MAPC approval of a Rezoning from C-4 Neighborhood Commercial District to C-3 General Commercial District, LUO for 0.73 acres of land located at 1425 E. Johnson.

Applicant: Mr. Travis Fischer, Tralan Engineering appeared before the Commission requesting the property to be rezoned to C-3 LUO.

Staff:

Mr. Spriggs gave staff summary comments. The 0.73 acres of property previously had apartments owned by JURHA, that were demolished. The Land Use Plan recommendation is consistent as a Redevelopment Cluster. A Right-of-Way of 69.96 ft. is provided. The requirements for the Master Street Plan must be adhered to. The abandonment of an alley to the west occurred in the past under ORD-76:2216, passed and adopted on April 19th, 1976. A petition was filed with the city council and vacated and abandoned as described as 15 feet running North and South, between Lots, 7 thru 25 and Lots 26 thru 44 in Block 1 of the M.R. Carson Addition to the City of Jonesboro, Arkansas. No 6 issues were reported by the various departments during the pre-meeting. The applicants will have to comply with the C-3 General Commercial standards. There is an exclusion list of uses in the conditions.

The Conditions were read:

1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Commission approval in the future.
4. The following C-3 Uses shall be prohibited on this site: Adult Entertainment & Alcohol/Tobacco Retail Sales Establishments.
5. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering etc. shall be submitted to the MAPC prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.

Public Input: None.

Commission:

Mr. Hoelscher asked if convenience store would be allowed. Mr. Spriggs concurred that anything allowed under the C-3 except for the noted prohibited uses.

Mr. Cooper made a motion to approve Case: RZ 16-08 on the floor for recommendation by MAPC to the City Council with the noted 5 stipulations, and we, the MAPC find that changing the zoning of this property from "C-4" Commercial District to the proposed C-3, L.U.O., will be compatible and suitable with the zoning, uses, and character of the surrounding area, subject to the Final Site Plan review and approval by the MAPC in the future.

The motion PASSED with the following (8-0) vote.

Voting Aye: 8 - Mr. Ron Kelton; Mr. Hoelscher; Mr. Jim Scurlock; Mr. Kevin Bailey; Mr. Jimmy Cooper; Mr. Reece; Mr. Perkins and Rick Stripling. Lonnie Roberts was Chair.

Rezoning: RZ 16-09: 6106 Southwest Drive

Quinn Aviation is requesting MAPC approval of a Rezoning from R-1 Single Family Residential District to I-1 Industrial District, for 13.27 acres of land located at 6106 Southwest Drive.

Applicant: Attorney Robert Gibson, Jr. appeared before the Commission explaining the basis of the case.

Public Input: None Present.

Staff:

Mr. Otis Spriggs gave Staff comments as follows:

The Current/Future Land Use Map recommends this location as a Moderate Intensity Growth Sector (Special Overlay Districts Only) and Rural Intensity Sector in the Rear. The site is partially consistent. The airport landing strip was deemed non-conforming with an expiring term. This parcel was part of a larger annexation in 2008. The purpose of the annexation was to develop residential property to the south, which would have resulted in relocation or terminator of the airstrip. Residential development has not occurred and the proper zoning for the airstrip is I-1. The property is currently zoned as RS-1 but recognizing a preexisting non-conforming use as it is defined in the chapter 117 of the Jonesboro municipal code. The airstrip is used for (agri-chemical application). The location of the business is upon adjoining property within the city of Jonesboro, Arkansas and currently zoned as I-1. Chapter 117 of the Jonesboro municipal code intends to apply to the non-conforming uses described above. The property above is due to expire August 19th, 2018 as conditioned in the ordinance ORD-08:045. In order to renew the permit to use the airstrip there should be an agreement that if the property were developed as residential, the airstrip will automatically be expired, and reverted back to residential.

Motion to approve was made by Mr. Kelton, seconded by Mr. Scurlock with the following conditions were read:

1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Commission approval in the future.
4. The owner agrees that if and when the property were developed as residential RS-1, the airstrip will automatically be expired, and the subject I-1 property will automatically be reverted back to residential RS-1.

Rezoning: RZ 16-10: 739 Craighead Road

TWJD, LLC is requesting MAPC approval of a Rezoning from R-1 Single Family Residential District to RM-12 Residential Multifamily District classification; 12 units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher on 2.17 acres of land located at 739 Craighead Road.

Staff: Mr. Spriggs gave staff summary comments.

The Current/Future Land Use Map recommends this location as a Moderate Intensity Growth Sector. A wider mix of land uses is appropriate in the moderate intensity sectors. Control of traffic is probably the most important consideration in this sector. Additionally, good building design, use of quality construction materials, and more abundant landscaping are important considerations in what is approved, more so than the particular use. Limits on hours of operation, lighting standards, screening from residential uses, etc. may be appropriate. Consideration should be given to appropriate locations of transit stops. With 4- fourplex buildings staff feels that the impacts will be minimal. The pre-meeting was held CWL made comments regarding the sewer main connection.

The proposed RM-12 rezoning is consistent with the Future Land Use Plan, which was categorized as a Moderate Intensity Growth Sector

This site and use should not be a detriment to the area if controls are implemented to screen and buffer any environmentally sensitive surrounding uses.

The Planning Department Staff finds that the requested Zoning Change submitted for subject parcel, should be approved based on the above observations and criteria of Case RZ 16-10, a request to rezone property from "R-1" Single Family Residential District to "RM-12" Multifamily Residential District subject to final site plan approval by the MAPC.

Public Input:

Lynita Cooksey, 700 Amberwood Cove appeared and stated that her preference is single family; however if this is approved she wished that the MAPC would maintain the 90 ft. proposed buffer area to the south, which makes her feel more uncomfortable. There is a huge drainage ravine in the L-shaped property. Commented on the non-definitive items, such as the age 55 and above.

Judy McElroy, spoke about the uncertainty. She spoke to the father and an attorney that said that if you change this then you will change the other property. If you have to do this then please leave the buffer. I prefer it to be single family.

Mr. Drum noted that he is sure about the 90 ft. buffer. The secure financing items such as age restriction are not determined as of yet. It depends on the demand and the age group interest. These will be for-sale condos.

The question was asked on the density calculation under the R-1 District, how many houses could be developed. Mr. Spriggs noted 5.6 homes per acre is allowed under R-1; at 2 acres it would gross eleven (11) homes average.

Mr. Hoelsher asked about a privacy fence. Mr. Spriggs recommended a condition that a 6 ft. privacy fence shall be provided only along the property

lines where single family homes shall be left to remain.

Conditions were read:

1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Commission approval in the future.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering etc. shall be submitted to the MAPC prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.
5. Maximum of units shall be held to 16 units (4- fourplex buildings).
6. An undisturbed buffer of 70 ft. / 90 ft. to the rear building setback line shall be maintained and shall be noted on the record plat with maintenance agreement kept on file in the Planning Department. A clearing limits plan shall be submitted with site flagging provided.
7. Approval consent from the Fire Marshall shall be obtained the Final Concept Plan is reviewed regarding the ingress egress/access in and out of the property.
8. The owner agrees to modify the petition request to RM-8.
9. The property documents shall be provided to the City, certifying that the applicant has provided all requirements of "familial status" ordered by the Fair Housing Act if the option of age 55 and older is chosen.
10. The Home Owner Association Rules shall be filed and kept in the Planning Department Records.
11. A 6 ft.- privacy fence shall be provided only along the property lines where single family homes shall be left to remain, excluding the 70 undisturbed buffer area in the rear.

Motion was made by Mr. Kelton move that we place Case: RZ 16-10 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that changing the zoning of this property from "R-1" Single Family Residential District to the proposed "RM-12", Multifamily Residential District, will be compatible and suitable with the zoning, uses, and character of the surrounding area, subject to the Final Site Plan review and approval by the MAPC in the future.

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

8. Staff Comments

Sidewalk Variations in Subdivisions

Hardy Little, Architect, Little & Associates - Architects Requests MAPC approval of Sidewalk installation/approval variations.

Location: Briarwood Estates & Emerald Village-North Patrick St.

Client requests the eliminating of the sidewalks on the north side of Meredith Drive, east side of LeAnn Cove and the south side of Perry Drive. The walk along Patrick will remain, thereby still connecting the projects and providing paved access to the bus stop.

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

9. Adjournment