



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes 2 Metropolitan Area Planning Commission

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Tuesday, September 9, 2014

5:30 PM

Municipal Center

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### 1. Call to order

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### 2. Roll Call

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### 3. Approval of minutes

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Approval of the MAPC Meeting Minutes for August 26, 2014

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

### 5. Final Subdivisions

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### 6. Conditional Use

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### 7. Rezonings

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RZ: 14-15 Rezoning:

Dustin Murphy requests a rezoning from R-1 Single Family to C-4 Neighborhood Commercial for property located at 2006 Arrowhead Farm Rd., 2,200 ft. west of Duncan Road on the north side of road, for 0.81 acres of land.

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**Applicant: Mr. Ken Scrape- Represented the owner, Mr. Murphy, appeared**

before the Commission stating that he has submitted an application for rezoning and wishes to build an office building on site.

Public Input: No Opposition Present.

Staff: Rezoning has been requested for approximately 0.81 acres at 2010 Arrowhead Farm Road. Mr. Spriggs described the surrounding conditions of the neighborhood and vicinity. This area is rural in nature with primarily single family, since annexed. There are a number of farming, agricultural and nonconforming uses including mobile home parks along the area. Arrowhead Farm Road dead-ends at this point, where the property is located.

The Master Street Plan must be complied with. The Current/Future Land Use Map recommends this location as Single Family Residential along Arrowhead Farm Road. The proposed rezoning is not consistent with the adopted Land Use Plan. Platting of the property may be required and the rear acreage may be landlocked; this should be coordinated by the applicant.

Mr. Ken Scrape stated that Mr. Murphy acquired the 3 tracts. He stated the three deeds are separated by description. He stated that they will work out the issue during the site plan process.

Mr. Spriggs commented on the C-4 District regulations and asked for clarity on what was being requested. Mr. Murphy stated that he agreed to the Staff conditions. He noted that he plans only to use the property for office. The idea is to store vehicles, equipment and materials on job sites and elsewhere. It will not be for public use or increase of traffic. Mr. Murphy stated that this will not be a construction storage yard. No material sales will be done onsite.

Mr. Spriggs noted that such a use would be consistent with the C-4 L.U.O. District and will protect the consistency of the area.

The Conditions were read:

The MAPC and the Planning Department Staff find that the requested Zone Change submitted for subject parcel, should be approved based on the above observations and criteria, of Case RZ 14-15, a request to rezone property from "R-1" Residential and C-4 L.U.O., Office Use:

1. That the proposed development shall satisfy all requirements of the City Engineer and all requirements of the current Storm water Drainage Design Manual.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC prior to any development/phase of the subject property.
3. A final site plan showing coordination is required of all right of ways and egress/ingress easements showing required parking and paved public areas.
4. The setbacks, building heights, screening, and site design standards shall be maintained to protect remaining residential; Code of Ordinance, Sec. 117-328, Residential Compatibility Standards shall be complied with to protect abutting residential.
5. All parking areas shall be brought into compliance. Drive and drive apron

should at the least be paved with impervious surface material.

6. A final replat of the property and remaining acreage shall be submitted and approved to assure compliance with the Subdivision Ordinance and Master Street Plan, prior to an redevelopment.

Mr. Murphy agreed.

Mr. Hoelscher: No research was done for easements. He suggested that the word easement be added to the conditions.

Mr. Perkins: Asked Mr. Murphy if he had adjoining neighbors next to the use/site. Mr. Murphy explained that to the east, there is one neighbor.

Commission Action: Motion was made by Mr. Scurlock to place Case: RZ-14-15 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" Residential to C-3, L.U.O. - Limited Use, Construction Service, is made compatible and suitable with the zoning, uses, and character of the surrounding area; subject to the noted conditions. Motion was seconded by Mr. Hoelscher.

Vote: Mr. Kelton- Aye; Mr. Scurlock-Aye; Mr. Hoelscher- Aye; Mr. Perkins- Aye; Mr. Bailey- Abstain; Mr. Reece- Aye. Mr. Roberts- Chair. 5-0 Approved.

Absent was Ms. Schrantz.

## **8. Staff Comments**

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## **9. Adjournment**

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