



City of Jonesboro

900 West Monroe,
Jonesboro, AR 72401
<http://www.jonesboro.org/>

Meeting Minutes - Draft Metropolitan Area Planning Commission

Tuesday, January 10, 2012

5:30 PM

900 West Monroe

1. Call to order

2. Roll Call

Present 7 - Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Paul Hoelscher; John White; Jim Scurlock and Beverly Nix

Absent 2 - Brian Dover and Ron Kelton

3. Approval of minutes

MIN-12:002 Approval of the MAPC Meeting Minutes - December 13, 2011

Attachments: [MAPCMeetingMinutes_December13_2011](#)

A motion was made by Mr. Joe Tomlinson, seconded by Ms. Margaret Norris, that the minutes be approved. The motion carried by the following vote.

Aye: 6 - Margaret Norris; Joe Tomlinson; Paul Hoelscher; John White; Jim Scurlock and Beverly Nix

Absent: 2 - Brian Dover and Ron Kelton

4. Preliminary Subdivisions

5. Final Subdivisions

PP-12-01 FP 11-12: Abigail Crossing Subdivision Phase I-Final
Property Location: Flemon Rd. (East of Shasta Dr.)

Mark Morris requests approval by the Metropolitan Planning Commission for Abigail Crossing Subdivision Phase I-Final, for 7 proposed lots; Total Acres: 11.05 acres.

Attachments: [Abigail Crossing Phase 1 Final](#)
[Abigail Crossing Subdivision Phase I- Report](#)

Applicant: Mr. Carlos Wood, Engineer appeared before the Commission and noted that he is asking for final approval for the preliminary plan submitted last month.

Staff: Mr. Spriggs noted that Staff finds concurrence with the preliminary approval. Michael Morris, City Engineering Dept. had no additional comments.

Commissioners: Mr. Joe Tomlinson stated that the plan meets all City qualifications for subdivisions and he made a motion recommending approval.

Motion was seconded by Mr. John White, that the Final Subdivision Plan be approved . The motion carried by the following vote.

Aye: 6 - Margaret Norris; Joe Tomlinson; Paul Hoelscher; John White; Jim Scurlock and Beverly Nix

Absent: 2 - Brian Dover and Ron Kelton

6. Site Plans

SP-12-01

Duyen Tran requests a MAPC approval for a site plan required by a recent rezoning of .53 acres located at 3813/3815 E. Highland Dr. (at Bryan St.), RM-16 L.U.O., 8 units max.

Attachments: [TownhouseManorDrawings](#)

Ms. Andrea Tate- Jim Maddox's Office appeared before the Commission; stated that she is representing Mr. Tran. She is bringing the final site plan before the Commission that was requested during the previous rezoning.

Mr. Spriggs: The Commission is familiar with this site on Highland Dr. at Bryan St. Engineering and Planning Staff have been working with the applicant to derive the best site arrangement for this lot. As you recall- the Planning Commission previously had some concerns with the future improvement of the local road- Bryan Street. Mr. Tran has since then had his engineer/architect to take a closer look at the setbacks as well as the access management. The Engineering Dept. has been in contact with the State Highway Department to figure out the best access. We have entertained accessing the property from Highland Dr. as one option. But the best option appears, according to Mr. Tran, is for the site to be accessed from Bryan St. given the orientation of the two buildings. Mr. Tran has agreed with the Engineering Staff to improve Bryan Street on his one-half of the public right of way, as required by the Master Street Plan. This has shifted everything away from Bryan further west.

Staff does not have any issues with the proposed layout and setbacks due to the proximity to other apartments, where no major buffers are required. We ask for your final approval, so that we can move towards the final permit approval process where all details of grading and drainage will be completely worked out.

Mr. Tomlinson: Asked will the ditch be filled-in on Bryan Street.

Ms. Tate: Referring to the site plan, stated with the improvements, my client has taken the centerline out to make a 12-foot turn lane, in which currently there is hardly any; and we have given an additional 15 ft. public right-of- way dedication. He is making all public improvements. Widening the street will take that ditch, but he will then have his own improvements to do.

Mr. Tomlinson stated that this will make some major improvements to Bryan Street. The turning radius from Highland Drive will be improved and widened. That was my major concern from the start.

Mr. Hoelscher: Asked if the parking requirement is two per unit. Mr. Spriggs clarified the formula and noted that the applicant has provided one flex space. Ms. Tate concurred.

A motion was made by Mr. Jim Scurlock that we accept the plan as presented, seconded by Mr. Joe Tomlinson. The motion carried by the following vote.

Aye: 6 - Margaret Norris; Joe Tomlinson; Paul Hoelscher; John White; Jim Scurlock and Beverly Nix

Absent: 2 - Brian Dover and Ron Kelton

7. Rezoning

RZ-11-28

RZ 11:28, Curtis Rezoning, 3603 Hudson Dr.

Mr. Paul Curtis, 3603 Hudson Drive, requests MAPC consideration of a rezoning of 3.83 acres, from R-1 Single Family Residential District to C-3 L.U.O. General Commercial for property located at 3603 Hudson Drive, South Side of Hudson Drive, west of the intersection of Hudson Drive and Johnson Avenue.

Attachments: [Rezoning Plat](#)
 [Staff Report](#)
 [Rezoning Application](#)
 [Stonefield Addition Recorded Plat](#)

Mr. George Hamman, Civilogic, appeared before the Commission noting that he prepared the plat and has added a 25 ft. perimeter utility easement. The staff report had 5 stipulations and the owner agrees.

Mr. Spriggs summarized the staff report comments, noting consistency is achieved on the Land Use Plan. He also noted the surrounding commercial uses. Mr. Tomlinson asked clarification on the C-3 LUO next door and the list currently submitted. Mr. Spriggs noted that they removed vehicular repair, adult entertainment, convenience store, etc.

Ms. Nix: voiced concerns about animal care facilities and the noise/smell nuisance related uses. Much concern was voiced over options to avoid such nuisances. The applicant agreed to remove the animal control/uses. MAPC agreed to remove it.

Public Input: NONE.

MAPC passed the requested Zone Change submitted by Mr. Paul Curtis, Case RZ 11-28 a request to rezone property from R-1 to C-3 Limited Use Overlay, recommended to the City Council; subject to the following stipulations:

1. The owner/applicant shall be restricted with the following list of proposed uses:

- 1) Omitted (Re-number)
- 2) Automated Teller Machine
- 3) Bank or Financial Institution
- 4) Bed and Breakfast
- 5) Church
- 6) College or University
- 7) Day Care, general or Limited
- 8) Funeral Home
- 9) Government Service
- 10) Hospital
- 11) Hotel or Motel
- 12) Library
- 13) Medical Service or Office
- 14) Museum
- 15) Nursing Home
- 16) Office, General

- 17) Parking Lot – Commercial
- 18) Parks and Recreation
- 19) Post Office
- 20) Recreation / entertainment (indoor)
- 21) Recreation / entertainment (outdoor)
- 22) Restaurant (fast food)
- 23) Restaurant (general)
- 24) Retail / Service
- 25) Safety Services
- 26) School (elementary / middle / high)
- 27) Utility, major
- 28) Utility, minor
- 29) Research Services

2. That a site plan shall be approved by the Planning Commission with safe access easement management. No new work shall commence prior to Final site Plan review and approval by the MAPC.

3. A lighting plan and landscaping plan shall be submitted to the MAPC, including a 25 ft. landscape buffer to the north.

4. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.

5. That prior to any issuance of Certificate of Occupancy of new uses, all requirements stipulated by all City, State and Local agencies shall be satisfied.

Ms. Nix made a motion to place Case: RZ-11-28 on the floor for consideration and for recommendation to City Council for a rezoning from R-1 Single Family to C-3 L.U.O. , subject to the 5 Staff conditions, with the listed uses omitting No. 1 Animal Care. The MAPC finds that the use will be compatible and suitable with the zoning, land uses and character of the surrounding area. Motion was seconded by Mr. Tomlinson. The motion carried by the following vote.

Aye: 6 - Margaret Norris; Joe Tomlinson; Paul Hoelscher; John White; Jim Scurlock and Beverly Nix

Absent: 2 - Brian Dover and Ron Kelton

RZ-11-29 RZ 11:29 B&T Land Co., Bridlewood Rezoning

B&T Land Co. LLC. Bridlewood Subdivision requests MAPC consideration of a rezoning of 10.11 acres from R-1 Single Family Residential to RM-12 L.U.O. Duplexes for property located on Turfway Dr. / Saddlecrest Dr., Bridlewood Subdivision (West of the intersection of Richardson and Longcrest Drives)

Attachments: [B&T Land Co Rezoning Plat](#)
[B&T Land Co Rezoning Application](#)
[B&T Land Co Elevation & Floor Plan](#)
[Staff Summary RZ11_29 B&T Land Co](#)

Carlos Wood, Engineer representing the owner. This is an existing Phase 1 of Bridlewood Subdivision. And due to the lack of sales , the owner seeks to rezone these lots and a street adjacent to the common area and the rail road for duplexes.

Staff: Mr. Spriggs summarize the findings of the staff report (attached to the agenda). The adopted master land use plan recommends this area as low density single family; however, as noted in the staff report points to the fact that the site is adjacent to an active rail road as well is southeast of an R-2 Low Density District as well as apartments to the north that were approved under a Conditional Use within an I-1 Industrial District. A revision in the land use map could be deemed justifiable in this instance.

The existing platted subdivision was reviewed in regards to the requested RM-12 submitted. The RM-12 District allows for a density level having approximately 12 units per acre which could net a potential 121 units. However, the applicant is proposing 2 units per lot, which 42 lots will yield 84 units (42 duplexes). Staff recommends a modification to the request, to an RM-8 LUO, with a maximum 84 units. This will allow for lots that will be more comparable and will accommodate the proposed structure which is 42'-4" wide, having side yards averaging 10 ft. each; as oppose to the requested RM-12 District which would have required 15 ft. side yard setbacks.

Questions have been raised concerning the required parking at 2 spaces per duplexes. The applicant needs to addressed the parking concept. Some of the homes have been used as rentals, we are told. We have noted 3 staff conditions in the staff report. (Conditions were read).

Public Input: None Present.

Mr. Hoelscher asked about the status of the property between this and the rail road track? Mr. Wood noted that the land is owned by the applicant and it is an impoundment area. Mr. White asked if the lots that are already plated will remain as-is. Mr. Wood: Yes.

Ms. Nix: Where do the children play? Mr. Wood: In the overall plan there was an intention to have a community area to the far east in another phase; they haven't done it thus far. If the Commission desired, I am sure they may not be opposed to one or two lots as a play area. . Since they haven't been able to

sell the lots. Ms. Nix addressed her concerns because of the location and adjacency to the railroad. Mr. Wood: This is something that can be addressed during the site plan review. Mr. Spriggs stated that if the applicant can demonstrate how this can be achieved it would be good. Mr. Wood: We can designate the number of lots that the MAPC or the Council and the owner can agree upon to dedicate it as a community or recreational area. We would have to look to see which area is best. Mr. White: I feel this is a valid concern that we are now adding 84 families as oppose to 32 homes where everyone would have had their own homes. Mr. White stated that it is comforting to know, as Ms. Nix has noted that there is some area where the children can play besides the street or the rail road track.

Mr. Wood gave ideas of having a lot in the center of the west side of the block next to the impoundment area with a fenced in area; or a lot to the north on the cove section or on the southern cove section. The detention is a separate entity from a lot stand point. Those areas can be called a common area as it is developed and can be a part of the bill of assurance so all of the lots/families that live there can have a voting interest in it to make sure it is maintained and kept up. Mr. Scurlock noted that it would be a good idea.

MAPC passed the requested Zone Change submitted by B&T Land Co. LLC, Case RZ 11-29, a request to rezone property from "R-1" to RM-8 L.U.O., 42 Duplexes, subject to the following conditions:

1. Maximum number of units shall be limited to 84 units (42 Lots/ Townhouse Duplexes).
2. Access driveways shall satisfy city standards and be coordinated with the appropriate reviewing agencies for approval.
3. A final site plan shall be required to be reviewed and approved by the MAPC and shall include final details on setbacks, drainage, grading, access management, signage, lighting photometrics, landscaping including privacy fences in the rear yards, and all site improvements approved by this petition.
4. An area shall be set aside for child recreational and common open space purposes and details shall be presented during the Site Plan approval process.

A motion was made by Mr. Jim Scurlock, seconded by Ms. Margaret Norris, that this matter be Recommended to Council . The motion carried by the following vote.

Aye: 6 - Margaret Norris; Joe Tomlinson; Paul Hoelscher; John White; Jim Scurlock and Beverly Nix

Absent: 2 - Brian Dover and Ron Kelton

8. Staff Comments

9. Adjournment