



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes 3 Metropolitan Area Planning Commission

Tuesday, April 26, 2016

3:00 PM

Municipal Center

1. Call to order

[play video](#)

2. Roll Call

[play video](#)

Present 9 - Lonnie Roberts Jr.; Paul Hoelscher; Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Brant Perkins; Jimmy Cooper and Rick Stripling

3. Approval of minutes

[play video](#)

Approval of the MAPC Meeting Minutes for April 12, 2016

[play video](#)

Motion was made by Mr. Reece, seconded by Mr. Cooper to Approve the Minutes:

Aye: 8 - Paul Hoelscher; Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Brant Perkins; Jimmy Cooper and Rick Stripling

4. Preliminary Subdivisions

[play video](#)

Concept Review: 3316 S. Caraway - Craighead Commons Apartments

Josh Hurd / McAllister Engineering on behalf of Cesar Islas requests MAPC Conceptual review of an existing C-3 PUD project: Craighead Commons Apartments which Mr. Islas is asking to build an additional 40 units on the remaining 2.5 acres which would bring the multifamily units to 136 of the 96 units already built. This would involve to construct 5 additional buildings and additional parking to accommodate the increase in living areas.

Staff Note: Craighead Commons: This is for conceptual review only, no Commission action is required. This is previously approved P.U.D.. Any substantial changes should require a rezoning application/major amendment to the C-3 P.U.D.

[play video](#)

Mr. Lonnie Roberts explained that this was only a conceptual review. The Commission was not taking any action at that meeting.

Mr. Josh Hurd represented Cesar Islas at the meeting. He explained that Mr. Islas was wanting to build additional units on the remaining acreage he had left over from his development of Craighead Commons. Mr. Hurd said he was at the meeting to get the Commission's thoughts on the proposed project. He wanted to get MAPC's response to the project before they went much further in the planning process.

Mr. Michael Morris pointed out that there may be some buildings placed on lots that are intended to be as drainage. Mr. Hurd said they would check on that before preceded.

No further comments were made and no action was taken on this matter.

Site Plan: The Reserve at Hill Park for 2231 and 2241 Hill Park Road Buildings (Lots 8 and 9)

George Hamman from Civilogic requests MAPC approval of a Site Plan of two buildings for 2231 and 2241 Hill Park Road that are lots 8 and 9 for PD-C Commercial.

[play video](#)

Mr. George Hamman from Civilogic presented the site plans for two medical office buildings. There were originally 3 lots in this area. The builders replated this land so now it is only two lots.

There were no further comments from the City staff, engineers, or the MAPC. Plans were approved.

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

Aye: 8 - Paul Hoelscher; Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Brant Perkins; Jimmy Cooper and Rick Stripling

5. Final Subdivisions

[play video](#)

Final Subdivision: Emerald Village (22 Duplexes, 1 Community Bldg. / 2 lots on 12.84 Acres)

John M. Easley, PE, PS of Associated Engineering LLC, on behalf of KWL Properties / Steve Perry - Agent, requests MAPC consideration of a Final Subdivision Review for Emerald Village located at 1621 N. Patrick Street at Daybreak, west side of N. Patrick St. recently rezoned to RM-8 Low Density Multifamily/Duplexes.

[play video](#)

Mr. John Easley said the biggest question with this subdivision was the street names. The street names have been changed. The subdivision name was not changed because it would require quite a bit of work to get this done. Mr.

Easley worked with City Planning and Engineering to get the names changed.

There were no further questions from the MAPC.

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

Aye: 8 - Paul Hoelscher;Ron Kelton;Jerry Reece;Jim Scurlock;Kevin Bailey;Brant Perkins;Jimmy Cooper and Rick Stripling

Final Subdivision: Briarwood Estates (41 Single Family Lots on 12.84 acres)

John M. Easley of Associated Engineering LLC, on behalf of KWL Properties / Steve Perry - Agent, requests MAPC consideration of a Final Subdivision Approval for Briarwood Estates located at 1621 N. Patrick Street at Daybreak, west side of N. Patrick St. recently rezoned to RS-7 Single Family.

[play video](#)

There were further no comments on this matter. The plans meet the Code requirements.

A motion was made by Mr. Ron Kelton, seconded by Mr. Paul Hoelscher, that this matter be Approved. The motion PASSED with the following vote.

Aye: 8 - Paul Hoelscher;Ron Kelton;Jerry Reece;Jim Scurlock;Kevin Bailey;Brant Perkins;Jimmy Cooper and Rick Stripling

Final Subdivision: Jamestown Manor Phase V (36 lots on 28.26 acres)

Travis Fisher of Tralan Engineering on behalf of Owner: Nix Development, LLC requests MAPC review of a Final Subdivision Jamestown Manor Phase V located north of Jamestown Manor Phase II. Applicant proposes 36 lots on 28.26 acres +/- of land on R-1 Single Family District.

Note: The preliminary subdivision review was approved on October 27, 2015.

[play video](#)

Mr. Travis Fischer appeared at the meeting seeking final approval of the 36-lot subdivision.

Mr. Michael Morris pointed out that they had to add additional acreage for this because they needed it for detention. This land was included in the final plat. That was the only change as far as he knew.

There were no further questions from the MAPC.

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

Aye: 8 - Paul Hoelscher;Ron Kelton;Jerry Reece;Jim Scurlock;Kevin Bailey;Brant Perkins;Jimmy Cooper and Rick Stripling

Final Subdivision: Ridge Estates of Jonesboro (59 lots on 27.39 acres)

Crafton Tull & Associates, on behalf of Richsmith Holdings requests MAPC consideration of a Preliminary Subdivision for property located on the west side of N. Patrick Street, West of Pratt Circle and East of Roseclair Street for 59 lots on 27.39

acres in an R-1 Single Family District.

[play video](#)

Mr. Travis Tully said they are proposing to build 58 single family houses with a clubhouse. They are seeking final subdivision approval.

Mr. Michael Morris asked Mr. Travis Tully if the final subdivision still included the connection to Rose Claire St. Mr. Travis said that it did.

Mr. Tully also said they updated the street names as well.

There were were no other questions.

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

Aye: 8 - Paul Hoelscher;Ron Kelton;Jerry Reece;Jim Scurlock;Kevin Bailey;Brant Perkins;Jimmy Cooper and Rick Stripling

6. Conditional Use

[play video](#)

Conditional Use: CU 16-07 3235 E. Matthews

Travis Knight of Arkansas Muscle, LLC requests MAPC approval of a Conditional Use for a Gym / Fitness Center within a I-1, Limited Industrial District for Recreational / Entertainment Indoor within section 117-139 of the code. This is located at 3235 E. Matthews.

Staff Notes: This was tabled from the MAPC Meeting April 26, 2016; A representative did not show up to present the case.

[play video](#)

Applicant did appear at the meeting; This case was tabled until the next meeting.

Tabled

7. Rezoning

[play video](#)

Rezoning: RZ 16-05: 5915 E. Johnson Avenue

Marsha Bradley on behalf of Sukup Manufacturing Co. requests MAPC approval of a Rezoning from R-1 Single Family Medium Density District to C-3 General Commercial District Limited Use Overlay for .96 acres of land located at 5915 East Johnson Avenue.

[play video](#)

Mr. Mike McNeese - Applicant: Mike McNeese representing Sukup Manufacturing Co., with Ridge Surveying and Consulting, stated that they

would like to request a rezoning from R-1 to C-3 LUO.

Chairman Lonnie Roberts opened the meeting up for comments.

Mr. Michael Morris, Engineering: Is this going to include in the Replat, your proposal and what you are doing with the other pieces of property?

Mr. Mike McNeese - Applicant: Yes, this is west of that piece of property.

Mr. Mike McNeese - Applicant: No, we didn't entertain that idea - There is a common line was just to the east line of this.

Mr. Michael Morris - Engineering: The other is zoned I-2.

Mr. Jonathan Smith - Planning: Summarized the Staff Report: The applicant is asking to change the R-1 Single Family Residential District to a C-3, LUO. It is an area that is surrounded by Industrial and Residential development. We find that it is in compliance with our future land use plan and it is recommended as a High Intensity Sector. The applicant will have to adhere to all recommendations of the Master Street Plan as well. Other than that we don't see any issues with the rezoning.

Mr. Jonathan Smith read the recommended conditions:

The Planning Department Staff finds that the requested Zone Change submitted for subject parcel, should be evaluated based on the above observations and criteria of Case RZ: 16-05 a request to rezone property from "R-1" to "C-3 LUO"; the following conditions are recommended:

1. Applicant must adhere to all utility and rail corridor easements of record.
2. 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.
3. 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.
4. The following uses shall be prohibited:
 - Carwashes
 - Adult Entertainment
 - Recreational Vehicle Park
 - Service Station
 - Sign, off-premises
 - Vehicle repair, general
 - Vehicle repair, limited
 - Freight Terminal

Mr. Lonnie Roberts: Opened the floor for regarding this rezoning case?

Public Input: None

Lonnie Roberts referred to the Commissioners for questions or comments.

Mr. Paul Hoelscher: Is the adjacent properties zoned residential?

Mr. Mike McNeese - Applicant: To the west that is on the market for sale now -

yes. You are probably going to see him here in the near future.

Mr. Paul Hoelscher: Will we not be required if it stays residential to provide some kind of privacy fence or separation between the differently zoned properties?

Lonnie Roberts: Number three on the recommendations which is referring to the final site plan, which has to be submitted to us and it will have to meet the landscaping and fencing requirements at that time for abutting residential.

Commission Action:

Mr. Reece made a motion to approve Case: RZ 16-05, as submitted, to the City Council with the noted conditions, and the MAPC find that to rezone property from "R-1" Single Family to "C-3" L.U.O. General Commercial , Limited Use Overlay will be compatible and suitable with the zoning, uses, and character of the surrounding area. Motion was seconded by Mr. Bailey.

Roll Call Vote: 8-0, Unanimous Approval.

The motion **PASSED** with the following vote.

Aye: 8 - Paul Hoelscher;Ron Kelton;Jerry Reece;Jim Scurlock;Kevin Bailey;Brant Perkins;Jimmy Cooper and Rick Stripling

8. Staff Comments

[play video](#)

9. Adjournment

[play video](#)