



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes 2 Metropolitan Area Planning Commission

Tuesday, March 10, 2015

5:30 PM

Municipal Center

1. Call to order

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2. Roll Call

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3. Approval of minutes

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Meeting Minutes February 24, 2015

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

4. Preliminary Subdivisions

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Preliminary Subdivision Review: Jude's Crossing Phase 2:

Morris-Kidd LLC requests MAPC review of a Preliminary Subdivision, Jude's Crossing Ph. 2, located on the east side of Darr Hill Rd., South of Keller's Capel Rd., South of Stoneridge Estates, situated within the R-1 Single Family Residential District. Applicant is proposing 31 Lots on 7.5 acres ±

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Carlos Woods representing the owner, this is a Single family subdivision, Stone Ridge Phase 1.

Mr. Spriggs: You have the facility map displayed. This phase does connect well with the other phases. Connectivity does work, connection to all of Bedrock and Kami drive does satisfy the subdivision standards and connectivity. However, there is a future segment that we have some concerns about. We suggest the engineer look into some realignment; it may contradict the cu-da-sac maximum length 400 feet which would require another connection

out. Looping the street would resolve that issue.

This does meet the minimum requirements with the R-1 District 8,000 sq minimum requirement being met. Drainage easements are unknown and should be coordinated with the engineering department. Please refer to this phase as phase 2 instead of 1, so we can coordinate with a previously submitted layout, which was phase 1. This would be called Jude's Crossing Phase 2.

Mr. Bailey: Do you have a problem with the connectivity and redoing the cul-de-sac?

Mr. Woods: If the fire department does not have a problem with in adding with one street in the center and halfway down that connects, and have a double cove. Then that might be an options, we will either connect it with a loop or coordinate with the Fire Marshal.

Mr. Spriggs: That being a future phase that can be coordinated by the applicants and the fire department and that will not hold up this phase two considerations.

Mr. Woods: We will have that decision made when we present with the final.

Mr. Perkins: Does that not similarly occur on the cul-de-sac to the left?

Mr. Woods: If it is a problem we will address it when we do the final phase.

Mr. Otis: On the subdivision layout, all of these segments do connect properly on this phase.

Mr. Woods: We will have them corrected and shown on the final plat on the new overall.

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

Preliminary Subdivision Review: Futrell Replat Lots 9-16 Block H & Lots 11-18 Block I of Griffin Subdivision:

CKF, LLC requests MAPC review of a Preliminary Subdivision, Futrell Replat Lots 9-16 Block H & Lots 11-18 Block I of Griffin Subdivision, Adjacent to Neely Lane (east side), 0.5 mile south of Neely Road. Applicant proposes 19 lots on 10 acres +/- of land.

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Mr. Carlos Wood presenting the owner, this is an existing Subdivision. Griffin Subdivision it is on the east side of Neely Lane, south of the water tank on Neely Lane. Has an existing sewer line on it, we added an additional lot on the south side we still have over 100 ft. wide lots and constructed the existing street.

Mr. Scurlock: Where is that in relation to the new Fire Station?

Mr. Woods: South of water tank.

Mr. Reece: Streets recorded? Lot corners set?

Mr. Woods: Yes, streets are recorded and lot corners were set. Some have to be replaced.

Mr. Spriggs: These lots were subject to a request for abandonment. Council decided to leave these in place another street was vacated to the left of this area. There was some opposition but those issues were cleared once they vacated the idea of vacating both streets. Here the only thing he is doing is adjusting some the lot lines.

Mr. Moore: The property is located south of the Fire Stations. Where is that in relation to the new Fire Station?

Mr. Spriggs: These are changes don't affect any of the property owners.

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

5. Final Subdivisions

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6. Conditional Use

[play video](#)

7. Rezoning

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Land Use Plan and Master Street Plan Approval;

RZ: 15-03 Text Amendment Case: Land Use Plan & Master Street Plan
Recommendations: The LUAC and the MSP Committee request MAPC review and approval of the two plan documents to be recommended to City Council for final adoption.

Note: MAPC began public hearing on Feb. 24, 2015 and delayed final action for March 10, 2015.

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

RZ 15-04 3289 Colony Drive

Mr. Duyen Tran requests MAPC consideration of a rezoning from "R-1" Single Family Residential District to "RM-6" Residential Multi-family Zoning District for property located at 3298 Colony Drive on 7.26 Acres of land.

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A motion was made by Paul Hoelscher, seconded by Kevin Bailey, that this matter be Tabled . The motion PASSED with the following vote.

8. Staff Comments

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9. Adjournment

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