



# City of Jonesboro

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

## Meeting Minutes - Final Metropolitan Area Planning Commission

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Tuesday, February 8, 2011

5:30 PM

900 West Monroe

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### 1. Call to order

### 2. Roll Call

**Present** 6 - Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Paul Hoelscher; Ron Kelton and Jim Scurlock

**Absent** 3 - Brian Dover; Jerry Halsey Jr. and John White

### 3. Approval of minutes

Approval of MAPC Meeting Minutes for January 11, 2011.

**This matter was Approved**

**Aye:** 5 - Margaret Norris; Joe Tomlinson; Paul Hoelscher; Ron Kelton and Jim Scurlock

**Absent:** 3 - Brian Dover; Jerry Halsey Jr. and John White

### 4. Preliminary Subdivisions

### 5. Final Subdivisions

#### **FP 11-01: Sage Meadows Subdivision Phase II-C Final**

For consideration by Metropolitan Planning Commission

**Applicant/Agent:** Owner: David Onstead

Developer: David Onstead

Engineer / Surveyor: John Easley/Associated Engineering

**Property Location:** Sage Meadows/ Aberdeen Dr. / South of Glenneagles Dr.

Total Acres: 1.28 acres +/- (55,750 sq. ft.)

Proposed Lots: 5, **Zoning:** R-1

**Mr. John Easley, Associated Engineering presented on behalf of the owner Mr. David Onstead and Gary Childers, C & O Development for 5 lots located in**

Phase II-C, Sage Meadows. We came in a year ago and now are asking for final approval.

Mr. Spriggs noted typical Staff comments with no outstanding issues with the Utility Companies; subject to final platting and Engineering drainage approval. Mr. Easley noted that he has the Engineering Dept.'s information and will be submitting it tomorrow.

A motion was made by Joe Tomlinson, seconded by Jim Scurlock, that this matter be Approved . The motion PASSED by a unanimous vote

**Aye:** 5 - Margaret Norris; Joe Tomlinson; Paul Hoelscher; Ron Kelton and Jim Scurlock

**Absent:** 3 - Brian Dover; Jerry Halsey Jr. and John White

## 5. Final Development Plans- Planned Districts (PD)

**FDP (Final Development Plan Review)- HARPS:** Location: 2005 Harrisburg Rd., Jonesboro, AR.

**Harps Food Stores, Inc.** requests MAPC's review of the Final Development Plan for the commercial development located on the Southwest corner of Harrisburg Road and Highland Drive. Land containing 6.32 acres was rezoned by Council, ORD 10:191, adopted on 12/21/2010.

**Bo Wilkins, Engineering Services, Springdale, AR.** representing Harp's Foods Stores. We are wanting approval and stated he would be glad to answer any questions.

Mr. Spriggs noted that consistency is found with the original Ordinance and conditions. There were a number of issues raised by Administration concerning traffic access. The stipulations are noted in the ordinances. The greenspace document was copied to MAPC that was submitted by the applicant and reviewed by legal. Minor comments were given and are being addressed. We have been working with AHDT concerning the west drive; some manipulations have been made to prevent left turn motions into that drive and to alleviate some of the traffic issues conflicting on Church Street and other driveways north of site. A revised plan was shown to the Commission.

The Harrisburg/Highland intersection is a major concern of Administration. Harps has sent a letter of commitment concerning those improvements where they are offering \$30K in lieu of construction towards any future improvements to the intersection along with right of way dedication in the future if needed. There are some curbing improvements ordered by AHDT which are also committed in the letter.

The timing of the improvements was another issue raised by Harp's. You are asked tonight to consider only a Preliminary Approval. Engineering will be coordinating final stormwater/drainage approvals. Buffering, landscaping, and sidewalks are in compliance with the spirit and intent of the ordinances. Staff will answer any questions of the applicant.

Mr. Tomlinson asked about the traffic eastbound on Highland to south on Harrisburg, are there any plans for a turning lane? The current situation does not function correctly. Mr. Wilkins confirmed that there are no plans to put it in. Mr. Tomlinson stated that it will still be a problem. Mr. Spriggs stated that we would have been in a better situation to negotiate that form of change earlier in the rezoning process. Also unless the AHDT has regulations to demand or require those improvements, we do not see how the city can impose it at this stage. Mr. Tomlinson asked what is the total right of way, and what does the Master Street Plan recommend? Mr. Spriggs noted that this was discussed during the rezoning process. Judging from the scale it appears to be between 45-50 ft. from the centerline (Mr. Wilkins confirmed). Mr. Tomlinson gave further comments on the traffic concerns traffic turning right off Harrisburg as well.

Mr. Kelton, do we know what percentage of the costs the \$30K would represent? Mr. Spriggs: We do not know what the total construction costs will be due to the fact that no traffic improvement study as been done for the area at this time. It has been estimated by the Engineering Department that the traffic manipulations could range around \$80K.

Mr. Holscher asked about the question of access to the greenspace for maintenance? Mr. Wilkins noted that we no longer have a continuous retaining wall, however we now have 2 separate retaining walls which allow for access on a 3 to 1 slope.

Mr. J Max Van Hoose noted that through this process last summer to early fall, we have had public hearings, public townhall meetings, we have commissioned a traffic study. It has been reviewed and there has been a lot of effort placed into this plan. The traffic study does not recommend based on our development the right turn lane is not needed. We have done about all we can in terms of what we've done on the site. The plan that will come back will resemble this submission. We are willing to work with the City and State if they want to put in a right turn lane. Mr. Tomlinson asked if this applies to the right of way on our master street plan? Mr. J. Max Van Hoose noted that we have shown the right of way on the plan which was approved. Not that we do not want to show anything, this is from the feedback of Staff. We tried to design the site to accomodate the improvements suggested on Harrisburg Rd., but nothing was ever demanded on Highland Dr.

Mr. Scurlock noted that he understand Joe Tomlinsons comments but Harp's has done a good job in adhering to the needs of the neighbors, donating greenspace, etc. Mr. Hoelscher stated that they are not building any structures within the right of way area; maybe there is not enough right of way now, but even the proposed sign could be moved.

Mr. Tomlinson stated that once you get the infrastructure in place, its hard to go back and change it.

Mr. Spriggs stated that staff will continue to feed this type of information to the Commission in the future. In this instance we are talking a total of 10 or so additional feet on the south side. Legally we have to be careful where we require the dedication of right of way due to case law. Early on, we have more leverage to negotiate these concessions. Mr. Tomlinson stated that he is not

demanding right of way but it would be nice.

**A motion was made by Jim Scurlock, seconded by Margaret Norris, that the Preliminary FDP be approved. The motion PASSED by a unanimous vote to approve the Preliminary Plan.**

**Aye:** 5 - Margaret Norris; Joe Tomlinson; Paul Hoelscher; Ron Kelton and Jim Scurlock

**Absent:** 3 - Brian Dover; Jerry Halsey Jr. and John White

FDP- Savannah Hills Apartments- Final Development Plan Review  
Case RZ10-20: Sid Pickle- Bekah Drive (Savannah Hills Apartments),  
Located off Bekah Drive, North of Craighead Forest Rd., West of Harrisburg Rd., (formally a portion of Craighill's Golf Course); South of Woodsprings Estates, Ph. V., 14.62 acres more or less - PDM- Planned District, Multi-Family; 108 new units

**John Easley, Associated Engineering, represented the owner Mr. Sid Pickle asking for final approval for the P.D. on Savannah Hills. We will comply with the City Engineer's comments concerning right of ways curbs around the culdesacs; The fire marshal had issue with the access of trucks; We will meet the fire marshal to work out the details. Staff had no additional comments; we noted in the report, consistency is achieved with the PD Ordinance. We have met with the utilities, and we are ready to move on for approval.**

**A motion was made by Jim Scurlock, seconded by Joe Tomlinson, that this matter and the FDP was approved. The motion carried unanimously.**

**Aye:** 5 - Margaret Norris; Joe Tomlinson; Paul Hoelscher; Ron Kelton and Jim Scurlock

**Absent:** 3 - Brian Dover; Jerry Halsey Jr. and John White

### Site Plan Review

Conceptual Review: Professional Title Co. request MAPC review of a site plan for a professional office to be located within the C-4 LUO Zoning District.

Location: Directly south of Carwash Site, 726 Southwest Dr./Hwy. 49 between Haywood Dr. & Culberhouse St.

**A motion was made by Ron Kelton, seconded by Jim Scurlock, that this matter be Tabled at the request of the applicant. The motion carried unanimously.**

**Aye:** 5 - Margaret Norris; Joe Tomlinson; Paul Hoelscher; Ron Kelton and Jim Scurlock

**Absent:** 3 - Brian Dover; Jerry Halsey Jr. and John White

### **Conceptual Review Only:**

Jon Braxton, of Braxton Development, PO Box 11890, Bozeman, MT request a conceptual review for Phase II of Willow Creek Apartments.

Location: West side of S. Caraway Rd., South of Fox Meadows Dr., North of Golf Course DR., North of Willow Creek Ln., East of the terminus of Craighead Forest Road for a potential rezoning request for a Planned Development.

**MAPC Conceptual Review Only:** Mr. George Hamman presented the proposal by Braxton Development to expand the existing complex having 5 buildings, clubhouse with amenities. They have another 10 acres under contract to the north wanting lower density for the 2nd phase having 144 units in 4 buildings. We would like to consider any items that you would like to see incorporated under this.

Mr. Spriggs noted that Staff met with the applicant and consider the issue of the existing Craighead Forest Road which terminates at this site. There were some attention given to the Master Street Plan to this area. Fox Meadows is a collector road. MAPC imposed the ingress/egress to the terminus of the public road. You at that time wanted to prevent the subject property from being land-locked. Staff only has concerns about channelling any additional traffic to the west towards Harrisburg Road. We are suggesting that the application be submitted as a Planned District (PD). They have consulted with Engineering concerning stormwater drainage. This is your opportunity to dialogue with the applicant.

Mr. Tomlinson asked if Craighead Forest Road was planned to connect to the east to Caraway. The Land Use Plan suggested that but the owners to the east haven't expressed a desire to participate in such. Mr. Roberts asked for the existing Zoning Classification. (R-1 Single Family).

Mr. Hamman noted that we have met with the Fire Marshal as well. We will be meeting with the Transportation Advisory Commitment also. No further comments were made.

## **6. Conditional Use**

CU- 11-01: 517 W. Jefferson Ave. Jorge de La Garza, Owner request a Conditional Use approval of a Residential Facility and Counseling Center for Women and Children within a R-2 Low Density Multi-family District.

**The applicant Jorge de La Garza, Owner stated that he is requesting a Conditional Use approval of a Residential Facility and Counseling Center for Women and Children at 517 W. Jefferson Ave. I would like to sell it.**

Mr. Spriggs stated that staff has noted in the report that this use would be a benefit to the area; this particular use does have presence in the neighborhood. It is important and will be compatible with the uses in the area having City Hall just across the street. We feel that it will be consistent with the Zoning Code which allows this use as a Conditional Use; and it allows the MAPC to look at the request from an impact perspective.

The applicant has notified the surrounding property owners. Staff recommended conditions that can be met on licensing, and fencing for security.

Mr. Tomlinson asked about the counseling and residential use and how many people? Mrs. Crego, it could be from 10 - 17 people to be housed, with 4 bedrooms, 3 bathrooms. Mr. Hoelscher asked if this conditional use will require the building to be brought up to the building codes for commercial use in a residence. Mr. Spriggs: They will be subject to fire and building inspections/approval. Mr. Tomlinson asked about the staff's concern for the privacy fence in the rear. Mrs. Crego concurred.

**A motion was made by Joe Tomlinson, seconded by Margaret Norris, that this Conditional Use be Approved . The motion carried by the following vote.**

**Aye:** 5 - Margaret Norris; Joe Tomlinson; Paul Hoelscher; Ron Kelton and Jim Scurlock

**Absent:** 3 - Brian Dover; Jerry Halsey Jr. and John White

## 7. Rezoning

RZ 10-21 Wesley Abernathy requests a rezoning from R-2 Multi-family to PD-RM Planned Development District- Residential/Multi-family for 4.76 acres located at 1711 Arch St. Street (Terminus of Arch St. North of Henry St., South of Jonesboro Airport, North of Highway 18/Highland Dr.)

\*Matter Remained Tabled at the request of the Applicant.

RZ: 11-01: Yungho Ouyang requests rezoning of a parcel of property containing approximately 1.32 acres more or less from R-1 Single Family to RM-6 and recommend to Council. \*Request for Reconsideration

\*Matter approved by MAPC by a 5-0 vote (2/8/11) for a max 6 units, applicant requests this Matter be reopened for reconsideration of 7 units max. and removal of future subdividing restriction.

Location: 2225 & 2227 Belt St., Jonesboro AR, South side between Caraway Rd. and Puryear St.

**Applicant:** Mr. Paul Bednar spoke on behalf of the owner Mr. Ouyang.

**Mr. Bednar stated that he met with the Planning and Engineering Staff. He has had Carlos Wood, Engineer, look at the site and draw some preliminary plans on the parking layout. The surrounding area is R-2- Multi-family and there is one adjacent rental house. This is an island that is surrounded by Multi-family units. He is asking to improve the property and add a duplex in the middle of it, which will be approximately 800 – 1,100 sq. ft. in area. We ask for your approval in changing this zoning.**

**Staff Comments:** Mr. Otis Spriggs noted the staff report findings. RM-6 Low Density Multi-family is requested at 6 units per acre; Staff is requesting a modification of the request to RM-16 L.U.O. to accommodate the need of placing any conditions or restrictions of the Commission on the site; this would make that possible. Staff has listed a number of concerns on the

acreage (referring to the rezoning plat). There are 1.07 acres listed. They, as noted, plan to add 2 apartment units. We have discussed the parking and the applicant has demonstrated that they can comply. Staff does not have any issue with the requested density of 6 units per acre, given that the area is zoned appropriately with the surrounding apartments existing. Staff requests the L.U.O. recommendation with the 4 conditions.

Mr. Bednar noted that a sketch plan was submitted and he scaled-in where the parking would be located. The plan was pulled from the file and distributed to the Commission. Mr. Roberts asked the applicant if he plans to do anything else on the other side of the ditch?

Mr. Bednar replied, No. This seems to be the best plan at this point; we don't want to create any drainage problems. The unit on the Caraway side is an existing multi-family unit. Mr. Spriggs asked if the applicant is aware of the regional drainage plan in that area? Mr. Bednar noted yes. We are not touching that. Mr. Spriggs noted that the City does not have a necessary drainage easement through this site to link drainage to the north and south. In the past, the City has attempted to negotiate and submit a check to the owners to obtain the easement, but they were not willing to participate.

Mr. Bednar asked the owner for consent and noted that they would be willing to work with the City on that. It is to no benefit to Mr. Ouyang. We do not want to cause any drainage problems down the road. We would ask the City to put in that easement that should we rework that end building, we would be allowed to move the ditch. Mr. Michael Morris from City Engineer stated that they would like to have the easement.

Mr. Spriggs asked the applicant if they concurred with the recommended conditions of the staff report. They were read, the applicant concurred.

Motion was made by Mr. Kelton to recommend approval to the Council with the recommended conditions from R-1 to RM-6 L.U.O., Maximum 6 units per acre. Motion was seconded by Ms. Norris.

**Aye:** 5 - Margaret Norris; Joe Tomlinson; Paul Hoelscher; Ron Kelton and Jim Scurlock

**Absent:** 3 - Brian Dover; Jerry Halsey Jr. and John White

## 8. Staff Comments

### **Discussion of MAPC Bylaws- Voting Procedures:**

*All actions taken in an administrative or recommending capacity (including, but not limited to recommendations on special use permits, subdivisions, rezonings, annexations, text amendments, site plan review, planned developments, land use plans, master street plan, or comprehensive plan amendments, shall be complete and shall include a **finding of fact**, listing what the Commission determines to be relevant facts in the case in order to eliminate misleading statements, hearsay, irrelevant, and incomplete recommendations to City Council.*

Mr. Spriggs asked that the MAPC would review the information and bring back comments next meeting for action. The modification to the bylaws will allow the commission to send items to the council that will be complete recommendations with findings of fact. We request tabling until next month.

A motion was made by Ron Kelton, seconded by Margaret Norris, that this matter be tabled. The motion carried unanimously.

**Aye:** 5 - Margaret Norris; Joe Tomlinson; Paul Hoelscher; Ron Kelton and Jim Scurlock

**Absent:** 3 - Brian Dover; Jerry Halsey Jr. and John White

## **9. Adjournment**