



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes 3 Metropolitan Area Planning Commission

Tuesday, August 9, 2016

5:30 PM

Municipal Center

1. Call to order

2. Roll Call

3. Approval of minutes

Approval of the MAPC Meeting Minutes for July 26, 2016.

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

4. Preliminary Subdivisions

Site Plan Approval: 2217 Clark and 2220 Thorn

Carlos Wood of Wood Engineering on behalf of Winters, LLC owner Brandon Winters is requesting Site Plan and Plat approval by the MAPC for lots that do not meet the 100 foot minimum depth standard after the dedication of the 30 foot right of way from the center line of the streets. The replat is taking 5 existing lots and making 6 lots. The attached information is for the property south of Vera Street that was done by Winter, LLC previously. This property is R-2, Multi-Family Low Density District.

APPLICANT: Mr. Carlos Wood requested site plan and plat approval by the MAPC for lots that do not meet the 100 foot minimum depth standard after the dedication of the 30 foot right of way from the center line of the streets. Mr. Wood explained that this project turned 5 lots into 6 but because they had to give up right-of-way on three sides the lots ended up less than the minimum 100 foot depth. He wants to put duplexes on each one of the lots. It is the same type of development that was done south of Vera Street.

STAFF: Ms. Tracy McGaha presented the staff comments. This project is on 1.33 acres and consists of 6 lots. The zoning is R-2 Residential.

ENGINEERING: Mr. Michael Morris from Engineering said they spoke with Mr. Woods before the meeting and suggested they move two of the driveways onto Vera Street to help with traffic issues.

APPLICANT: Mr. Woods said they could do that. The only draw-back might be that some of the residents living in the duplexes may have to walk around the building to get to their units which might present a safety issue.

COMMISSION: Mr. Kelton asked Mr. Woods if he planned to put additional lighting in the parking lot.

APPLICANT: Mr. Woods said all the lighting would be attached to the building.

COMMISSION: Mr. Reese was concerned about having a large area on one side of the street where someone would end up having to mow and maintain.

ENGINEERING: Mr. Michael Morris explained to Mr. Reese that he felt that would not be the case in this situation.

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

Site Plan Approval: 211 and 217 Cate Street - East Street Townhomes

Travis Fisher of Tralan Engineering representing Midtown Development, LLC is requesting Site Plan Approval for East Street Townhomes located on 211 Cate Street for a total of 13 unites on .39 acres zone C-1 Downtown Core Commercial District. This went thru a Conditional Use Process on June 14, 2016 for Multi-Family Townhouse Units to be located at 211 and 217 Cate Street on Ground and Upper level Floors in a C-1 Downtown Core Commercial District with Thirteen Units proposed and was passed.

APPLICANT: Mr. Michael Boggs from Tralan Engineering requested site plan approval for the East Street Townhomes located at 211 and 217 Cate Street. They want to put 13 units on this piece of property. They presented the site plan to the MAPC because that was one of the conditions placed on the project.

ENGINEERING: Mr. Michael Morris from Engineering presented their comments. He said their only concern was creating enough room for the residents to park their cars in the garages without backing into one of the buildings.

APPLICANT: Mr. Boggs said the owner had agreed to move over one of the buildings to create additional room for the residents to park their cars without having to worry about hitting the building.

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

Replat: 213 N. Main Right-of-Way Waiver Request

George Hammon of Civilogic on behalf of Tim Brown of Double Brown Properties, Inc. is requesting MAPC approval of a right-of-way waiver on North Main. This request is for the right-of-way to remain as it is on the plat for North Main of 30 ft from center of road instead of the 50 ft that is required by the Master Street Plan. This property is located within the I-1 Limited Industrial District.

APPLICANT: Mr. George Hamman of Civilogic requested MAPC approval of a right-of-way waiver on North Main. He wants the right-of-way to remain how it shows on the plat – 30 feet from the center of the road instead of the required 50 feet. Mr. Hamman explained that the existing right-of-way comes really close to one of the existing buildings on the lot. That is why they want to leave

the right-of-way as is. He also mentioned they would be willing to put a notation on the plat stating that if the building is ever removed the correct right-of-way will be re-established.

ENGINEERING: Mr. Michael Morris said the only concern with this was the right-of-way. He said the city did not want to create a nonconforming lot with the right-of-way running straight through a building. The way to fix that issue is to just ask if the structure is ever removed the correct right-of-way will be reapplied to this plat.

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

5. Final Subdivisions

6. Conditional Use

Conditional Use: CU 16-15: 210 Cate Avenue

Chris Posey is requesting MAPC approval of a Conditional Use for a Barbershop and Clothing Retail located at 210 Cate Avenue within the I-1 Limited Industrial District and for other retail services with Change of Use, which is required for retail uses within Section 117-139 of the code.

APPLICANT: Mr. Chris Posey requested MAPC approval of a Conditional Use for a barbershop and clothing retail store located at 210 Cate Avenue within the I-1 Limited Industrial District and for other retail services with Change of Use, which is required for retail uses within Section 117-139 of the code.

STAFF: Ms. Tracy McGaha presented the planning staff comments. The land is .38 acres and is zoned I-1. She read through the four conditions attached to this request.

APPLICANT: Mr. Posey agreed to all of them.

ENGINEERING: Mr. Michael Morris asked Mr. Posey to present a site plan so he could make sure this lot has enough parking for this business.

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

7. Rezoning

Rezoning: RZ 16-16: 1400 East Highland and Part of 1406 East Highland Drive

Roundtable Holdings, LLC are requesting MAPC approval of an Rezoning from R-1 Single Family Residential District to C-4 L.U.O - Neighborhood Commercial District Limited Use Overlay for 2.13 Acres of land located at 1400 East Highland and part of 1406 East Highland Drive.

APPLICANT: Mr. George Hamman presented a rezoning request on behalf of Roundtable Holdings, LLC. He requested to rezone 1400 and parts of 1406 East Highland Drive from R-1 Single-Family Residential District to C-4 L.U.O.

Neighborhood Commercial District. Mr. Hamman asked that the conditions attached to this request be the same as the ones attached to the property to the east so they could change lot lines in the future if they need were to arise.

STAFF: Ms. Tracy McGaha presented the staff comments. This land consists of 2.13 acres. The only comments came from the MPO Director Erica Tait. She requested that the builders provide only one curb cut onto Highland Drive. She suggested that a traffic study might need to be conducted before this property is rezoned. Ms. McGaha went on to read the conditions attached to this request.

PUBLIC: Mr. Ron Craft showed up to the meeting to voice his opposition to the proposed rezoning. He said this should not be approved because of the traffic congestion it would cause on Highland.

PUBLIC: Mr. Philip Wells showed up to the meeting in opposition to the proposed rezoning. He said this should not be approved because of how it will affect the residential feel of the area. He also mentioned traffic as an issue.

COMMISSION: Mr. Kelton said that he made a promise to the residents in this area that they would not let more commercial development go into this area.

PUBLIC: Mr. Perkins had a concern about the condition of the housing in that area. His fear is that homeowners are allowing these houses to slowly fall apart and not maintaining them because they expect this area to turn commercial. In his opinion he feels people will probably not build new houses there to replace them because of the assumption that this will eventually become a commercial area.

PUBLIC: Mr. Craft also stated that Mr. Hamman is using the same argument he used 18 years ago to try and get this property rezoned back then. He was turned down using the same agreement. He also asked that the commission provide the residents to the west of this property with some type of buffer zone to protect their property values.

PUBLIC: Ms. Barbara Martin showed up to the meeting to voice her concern about the proposed rezoning. She also mentioned traffic and the number of schools in the area as something that needed to be considered before this land was rezoned.

PUBLIC: Mr. Wes Williams was at the meeting in support of the rezoning. He is one of the owners of the property in question. He addressed the local residents concerns regarding the proposed rezoning causing an increase in traffic. He explained that the businesses that would operate on the proposed property would not be operational during the busy school traffic around 7:30am-8am. The businesses would open up later than that so the traffic generated by these businesses would not impact the traffic during the early morning hours.

COMMISSION: Mr. Scurlock suggested the builder provide some type of buffer zone on the western lot to help protect the residents to the west of this proposed rezoning.

COMMISSION: Mr. Reece said he does see the need to conduct a traffic study.

He felt like the traffic study would only give us information that we already know. A traffic study would just an additional burden on whoever had to pay for it.

COMMISSION: Mr. Kelton asked Mr. Hamman if the proposed property would be connected to the Newk's development on the East.

APPLICANT: Mr. Hamman said that they would be connected.

COMMISSION: Since they are going to be connected Mr. Kelton asked Mr. Hamman if they would consider only putting one entrance/exit point on Highland for this property.

APPLICANT: Mr. Hamman said he figured a traffic study would not be a wise investment of the owner's money.

PUBLIC: Another individual showed up to the meeting to voice his opposition to the proposed rezoning. He said that Highland had been residential for many years and he did not see the need to rush the rezoning of this area.

PUBLIC: Ms. Martin asked the commission if there was any way for them to find out what was going to be on the lot.

ATTORNEY: The City Attorney explained that the city could not ask the developer that question.

APPLICANT: Mr. Hamman said that he provided a list of possible uses for the property.

PUBLIC: Mr. Martin said the commission should consider the impact their decision would have to all the individuals invested in residential properties around this area.

A motion was made by Jimmy Cooper, seconded by Paul Hoelscher, that this matter be Denied . The motion FAILED with the following vote.

8. Staff Comments

9. Adjournment