

City of Jonesboro Planning Department

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Memo

To: City Council, Mayor Harold Perrin,
cc.: LM Duncan, Chrystal Glisson, LM Duncan, Carol Duncan, Donna Jackson, Fritz
Gisler, Tracy McGaha, Craig Light
From: Otis T. Spriggs, AICP- Planning Department
Date: March 24, 2015
Re.: **Record of Proceedings-** Recommendation for Approval- Future Land Use Plan
& Master Street Plan

Dear Aldermen:

Below are the MAPC Record of Proceedings for the public hearings held on Tuesday, February 24, 2015 at 3:00 PM, and March 10, 2015 at 5:30 PM, recommending approval of the Land Use Plan and the Master Street Plan to the City Council:

MAPC Record of Proceedings: Public Hearing Held February 24, 2015

Staff:

Mr. Otis Spriggs presented before the MAPC, stating that the recommendation has been forwarded from the Land Use Advisory Committee and the Master Street Plan Committee to the MAPC to make recommendation to City Council for the two plans.

Regarding the proposed Land Use Plan, the committee attempted to:

1. Sort land uses based on their intensity, and the appropriateness of public facilities and resources available in each area to meet the intensity of impacts that result from the land use.
2. Lower intensity development would be appropriate in flood prone areas where sewer is lacking;
3. More intense uses would be appropriate on major transportation arteries. The Land Use Advisory in this approach moved away from single-brush land use districts by combining them into growth sectors based on suitability

factors and development issues.

4. Growth sectors also take into account, a number of factors that determine what uses may be appropriate in a specific location. This will allow the Planning Commission to make decisions based physical characteristics, availability of utilities, topography, size and bulk of planned buildings, contextual appropriateness, and efficiency of public resources.

5. The growth sectors are designed specifically to address land use issues in the Jonesboro planning area. Recommendations were made for the committee to consider, and appropriate land uses have been extracted from the pre-existing Future Land Use Plan.

Mr. Spriggs added that while this approach serves to offer more flexibility in land use designations, it *allows for* clear and concise zoning standards *to be followed*. These standards would allow the Planning Commission and City Council to make decisions that would protect the health, safety, and welfare of all within the planning area boundary.

The documents for the Master Street Plan (MSP) and Land Use Plan (LUP) are located on the City Website at www.Jonesboro.org. Hard copies are also available in the Planning & Engineering Departments.

Mr. Craig Light, City Engineer, presented a summary of the Master Street Plan (MSP) before the Commission. The difference between the 2010 adopted plan and this proposed plan is the fact that Patrick St. has been upgraded to a Principal Arterial, formerly a Collector Rd. They wanted a North/South arterial all the way to Kait8 Road. This is the future street map and not a list of future projects. This is the map to determine how much Right of Way is needed to be preserved.

Mr. Light added: The Sloan property to the west, approx. 2000 acres was mentioned; a meeting has been scheduled to put in more streets to show on the MSP. There may be a revision in that area. The wooded bridge was mentioned by **Mr. Scurlock**. **Mr. Light**: The bridge is in the county. A collector road is shown where that bridge is located now.

Mr. Light added: The committee looked at a 25-year horizon planning. The plan will be looked at every other year. The MPO study area is the urbanized area of the City, which was used for the MSP as well.

Mr. Spriggs explained that Staff suggests that the Commission table the consideration, so that the documents can be furthered studied by the public, and a vote can be taken in the next regularly scheduled meeting on March 10, 2015 at 5:30 PM.

Public Input: None Present

Mr. Perkins asked has the School District been notified of the plan? **Mr. Spriggs** noted that the Nettleton School District was represented on the Land Use Plan. The plan has been made available to the Public in two open sessions.

Mr. Perkins: Are there any other groups that the Plan will be presented to, for more public input. **Mr. Spriggs** stated that there are some groups that have invited Administrative Staff to present the two plans.

Mr. Hoelscher asked Mr. Spriggs to comment on the Study area outside City limits, and how the City is working with the County. **Mr. Spriggs** responded that the Arkansas Legislation passed an amendment to allow the Extra-Territorial Jurisdiction area to be reduced to 2 miles outside our City Limits. Initial conversation between the County and the City, has begun to further look at some level of review from a platting and subdivision stand-point only. The study map was shown. The committee also looked at the impact of development at our boundaries on our neighboring cities.

A motion was made by **Mr. Brant Perkins**, seconded by **Mr. Jimmy Cooper**, that this *matter be tabled*. The motion PASSED with the following vote.

Ayes: Paul Hoelscher; Kim Schrantz; Jim Scurlock; Brant Perkins and Jimmy Cooper.

Record of Proceedings: Hearing Held March 10, 2015

Motion to un-table the Land Use Plan/Master Street Plan Case was made by Mr. Hoelscher, 2nd by Mr. Perkins. Motion Carried unanimously to un-table.

Staff:

Mr. Spriggs gave introductory comments noting the two public sessions held on February 2, 2015 and February 9, 2015 to allow for citizen input and comments, and the initial Metropolitan Planning Commission Public Hearing occurring on February 24, 2015 and tabled.

Referring to the proposed Land Use Map, **Mr. Spriggs** stated that the plan is currently being presented to various interested community groups by invitation. The Growth Sector approach to the Land Use Plan was described. The map shows the intensity from one sector to the other (from low to high intensity). Hard copies of the Plan narratives were made available. The idea is to utilize the central map of the narrative document, and use the sections that follow at the rear of the narrative for details. Land Suitability was considered in accordance with the character of each area, and the original categories of the original Land Use Map (2010) were consolidated to reflect this on the mapping.

Spriggs: Each Sector is provided with sample/ideal photographs of building types that would be ideal and would give a land developer a sense of the character and feeling that an area should be promoted as.

Spriggs: This document is not a regulating document, but it is a tool for recommending and projecting particular future land uses.

Spriggs: Since the public review sessions, the only changes that the Land Use Advisory Committee has made was in the area west of Hwy. 351, fronting along E. Johnson Ave. There were public comments that suggested re-looking at the land, east of Caraway Rd., fronting on E. Johnson. This land is already zoned for high intense commercial and would be more suited for the high-intense category. The map has been edited to reflect this, based on the C-3 Commercial zoning. The other change was to increase the footprint of the high intensity to include the depth of the new NEABaptist Memorial Hospital, equal distance to Old Bridger Rd.

Spriggs: Noted that the plan would move on to the Public Work's Council Committee as recommended by the MAPC, and will be read 3 times before the City Council prior to adoption. Therefore, the public still has a number of opportunities for additional comments and input.

Mr. Scurlock: Stated he likes the plan and the way it flows. What happens to the people that have property that has zoning that is not consistent with the Land Use, are they grand-fathered in for good or will they have problems.

Mr. Spriggs: There are situations where you have existing zoning that may override the Land Use Plan. Nothing in adopting this Plan will cause someone that is currently allowed a use on their property to not use it as such. That is covered by Land Use Law.

Mr. Spriggs: An example would be land zoned currently for a landfill, as Heavy Industrial. The City's direction on the Land Use Plan may be- to have the future use of the property reflect reality, which could be passive recreational uses, because the landfill has to be environmentally reclaimed and could not be built on in the future.

Public Input:

Mr. Christopher Futrell, 4105 Covington Dr.: Stated that he feels a plan like this will stunt the growth of Jonesboro. It is easier to go to other towns and do business. Stated that he lives here and his kids go to school here, and he doesn't see the need for a new set of rules, when we already have them in place. The developers already cringe of having to develop here already. **Mr. Futrell** stated he has not studied the Plan in depth, but it is a whole new list of rules for people that are in the developing business. He sees it as a legal issue, if a man has 500 acres, and wants to build a trucking terminal, warehousing, subdivision, a church, or his own community, he should be allowed. You have more, and more, and more rules. **Mr. Futrell** repeated that he just doesn't see the need for this. He added that he needs more time to study the Plan; because this will cause major stunting of development. We've seen the town grow from Red Wolf Blvd., and from Southwest Dr. We don't know how the town is going to grow. We need to think about how this can stunt growth. I like the ideas of roads. He noted that he has a trucking company, and sees this as stunting the growth and not a road plan. He does not see a reason for the City to see what can go in any area. He referenced the steel mill planned in Ocala. We don't know what will branch off it in Jonesboro.

Mr. Futrell added that he hates to see the City make any steps and make more rules. He added that we need to think what Jonesboro will look like in 15 years. People will need a place to live. He made reference to available sewer. He repeated that he hasn't studied this in depth, but it will stunt growth.

Mr. Spriggs: Thanked Mr. Futrell for his comments and made reference to the comments concerning stunting growth. He urged Mr. Futrell to read the document in detail, and noted that there will be a number of additional opportunities for him to give further comments prior to adoption by Council. **Mr. Spriggs** stated that he feels the plan addresses all of his concerns, noting that the committee met for almost 1 year and 6 months, and considered everything that he mentioned. The plan accommodates growth in a lot of the areas you mentioned. As stated on the on-set of the meeting, this is not a *regulating document*. The committee did not offer any rules, nor are there rules in this document that says an area has to be a certain way. This document is like a *crystal ball*, where the City is projecting what may occur in 15 years, as you have so noted, with consideration of what "magnet" developments have occurred- like the new hospital, or the new highway coming in. All of those things were considered by the Committee. **Mr. Spriggs** urged Mr. Futrell to read the document further, and he will probably see the opposite: That the plan does not do what he is thinking it will do as a plan. **Mr. Spriggs** concluded that State Law gives the City the authority to plan, and this is why we do this, in order to have a comprehensive plan, so that when individuals are coming to Jonesboro, they can see what types of developments the City is suggesting, i.e. *what is the long range plan for the City*. This only a Planning Tool, a recommending document and not a regulating document.

Mr. Kelton stated that the very first Land Use Plan was adopted for the City in August of 1996. At that time, we did our best to get the message to the public. It is an "assistive" document for Long Range Planning. Nothing was etched in stone, and I was on the Committee. A lot of things in that plan did not occur. Everyone needs to know that it is subject to change based upon demand. And, as Mr. Futrell said, the measurement of how a City will grow is based on nothing but "time".

Mr. Kelton added: There is a term in the world called "Situs", *the personal preference that people have to live or develop a certain area*. Since that is a personal thing, the City cannot mandate it nor can you control it; nor can you guess what it will be. Just like the growth in Northeast Jonesboro, which took many people by surprise, i.e. the hospital that brought most of the attention. There was suppose to be a mall out on

Southwest Dr., and it ended up in the middle of town. A lot of things don't go as planned.

Mr. Kelton ended: This is only a document to assist a planner, a Planning Commission, and a City Council, that will provide ideas of where to possibly locate things. It is not etched-in-stone, and as stated- there are no rule changes with this.

Mr. Spriggs noted that both the Land Use Map and the Master Street Plan will be rotated every other year by both committees for future updates to consider new growth trends.

Commission Action:

Motion was made by **Mr. Scurlock** to accept the plan as presented and recommend it to City Council for approval; **Motion seconded** by **Mr. Hoelscher**.

Roll Call Vote: **Mr. Perkins-** Aye; **Mrs. Schrantz-** Aye; **Mr. Kelton-**Aye; **Mr. Reece-** Aye; **Mr. Hoelscher-** Aye; **Mr. Scurlock-** Aye; **Mr. Bailey-** Aye. **Mr. Lonnie Roberts, Jr.** was **Chair**. Absent was **Mr. Cooper**. **7-0 Vote**, Case unanimously approved.