



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes 3 Metropolitan Area Planning Commission

Tuesday, March 8, 2016

5:30 PM

Municipal Center

1. Call to order

2. Roll Call

Present 8 - Lonnie Roberts Jr.; Paul Hoelscher; Ron Kelton; Jim Scurlock; Kevin Bailey; Brant Perkins; Jimmy Cooper and Rick Stripling

Absent 1 - Jerry Reece

3. Approval of minutes

Approval of the MAPC Meeting Minutes from February 23, 2016.

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

Aye: 7 - Paul Hoelscher; Ron Kelton; Jim Scurlock; Kevin Bailey; Brant Perkins; Jimmy Cooper and Rick Stripling

Absent: 1 - Jerry Reece

4. Preliminary Subdivisions

5. Final Site Plan Review

Final Site Plan Approval: Savannah Hills Phase II located on Savannah Hills Drive

Tralan Engineering on behalf of Sid Pickle / Savannah Hills, LLC requests MAPC Approval of a Final Site Plan approval for Savannah Hills Phase II located on Savannah Hills Drive for a total of 42 units on 4.69 acres, zoned PD-RM - Planned Development.

Michael Boggs of Tralan Engineering appeared before the Commission stating that he is representing PDW Properties for this project, who is looking for final site plan approval, which was rezoned about a month ago as PD-RM, Planned District.

Staff:

Otis Spriggs - Planning Director: As noted this is a requirement of the conditions of the Ordinance which adopted the Savannah Hills Phase that you see before you. These are one story buildings. There were no issues raised in the premeeting regarding any infrastructure, utility or site questions of

concern. The access is dual access to the units. So there are no issues. There are some amenities there such as the walk trail system, which we are happy about. We feel that the greenway could suffice for the sidewalk alignment of the right of way. Michael do you have an issue with that - where it is located?

Michael Morris, Engineering, concurred.

Otis Spriggs - Planning Director: Multi-family, having four units or more requires sidewalks; if there were a city project which ran sidewalks along Craighead Forest Road there would be no issue trying to coordinate with this project. Most of it is fronting on Bekah at this point and there are no issues. So that being said, we recommend approval of the site plan. It will go on before staff during the permitting process where all Storm Water Recommendations will be met, as well as landscaping and other site requirements.

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

Aye: 7 - Paul Hoelscher; Ron Kelton; Jim Scurlock; Kevin Bailey; Brant Perkins; Jimmy Cooper and Rick Stripling

Absent: 1 - Jerry Reece

6. Conditional Use

Conditional Use: CU 16-03: 5412 Southwest Drive

Jerry Garrett of Vineyard Outdoor is requesting MAPC approval of a Conditional Use for off-premise signage located within a C-3 Commercial District, abutting R-1 Single Family Residential. This is located at 5412 Southwest Drive.

Applicant:

A.R. Yarbrough - Vineyard Outdoor Advertising, stated that they are simply putting up a billboard on Southwest Drive at the corner of Southwest Drive and Lawson Road.

Staff:

Otis Spriggs (Planning Director): The Application before you is a Conditional Use which is required when a billboard is located within an area abutting a residential rezoned property or residential homes. Therefore the applicant has applied for such. We have given you the code section 117-259, which would require this. Mr. Spriggs requested the applicant to give a little information concerning the style of Billboard is it a digital billboard.

Mr. Yarbrough: The billboard is not digital - It will be a one-post; it will have 4 10 x 6 - 36 ft boards - 2 on each side.

Lonnie Roberts: Did you discuss the concern of the location yet with the neighbor?

Vineyard Outdoor: Yes we did.

Otis Spriggs: Everyone within 200 ft would have been notified for this

particular petition. They are required to get State Highway Department Approval as well as City Permitting. In terms of the lighting levels, we would like to see a photometrics plan to show the foot candles at the property line because it has to be zero-ed out at the residential property line. Other than that you are just required to submit for all building permits, and as I stated Highway Department Approval would be needed and approval by the Planning Commission.

Lonnie Roberts: Any other Public Input or questions that you guys have about it - anyone else in the audience?

Vanessa Bryant: Vanessa Bryant property owner of the property adjoining the placement. Will to be near the entrance or close to the area near our property. Mr. Yarbrough confirmed that it will be near the center of the property instead.

Lonnie Roberts: You in agreement with that? Ok

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

Aye: 7 - Paul Hoelscher; Ron Kelton; Jim Scurlock; Kevin Bailey; Brant Perkins; Jimmy Cooper and Rick Stripling

Absent: 1 - Jerry Reece

7. Rezonings

Rezoning: RZ 16-03: 309 & 311 E. Oak, 1005 Cobb Street, 316 E. Cherry Street

Midtown Development is requesting MAPC approval of a Rezoning from R-2 Multi-Family Low Density District to C-1 Downtown Core Limited Use Overlay for .99 acres of land located at 309 and 311 E. Oak, 1005 Cobb Street and 316 E. Cherry Street.

Applicant: Mr. Josh Olsen, 308 E. Cherry St., appeared before the Commission explaining the nature of the petition for rezoning the property bordered by Oak, Cherry and Cobb Streets.

Mr. Olsen explained the proposal on the handouts, which were passed out. He added that within the Midtown area, his team has renovated several single family homes and duplexes. Most of them were abandoned and renovated as upscale units and rentals. They have even sold some to young professionals. This is the type of project that would jumpstart some infill development in the area.

Staff:

Mr. Spriggs summarized the findings of the Staff Report noting the Land Use Plan recommendations as Medical Sector and Downtown Redevelopment Cluster. The uses will compliment those sector recommendations. Consistency was achieved with the Land Use Plan as well as the List of Criteria for Rezoning within the report. The typical uses were read. Master Street Plan recommendations would be Local Street right of ways which would have to be complied with during the replatting process.

It was noted that this type of development promotes situating the structures

close to the right of way line and providing for zero-lot line improvements; the downtown C-1 District would accommodate that. The applicants propose to build 5 - two bedroom townhomes, 2 - one bedroom townhouses, mixed with 5 single story detached homes. During the pre-meeting, the question was raised regarding available parking. Although C-1 Districts do not require on-site parking, the applicant is providing some on-site parking spaces. The permitted uses of C-1 Districts were provided; however, this is a Limited Use Overlay, specifically for mixed residential and that's what will be permitted in the future. No objections were raised by the Agencies and Departments contacted for review. The conditions were read.

Mr. Bailey asked Engineering, how do you address the stormwater with the whole site falling from the south to the southeast?

Mr. Michael Morris: Stated that the applicants would have to consider underground detention/storage.

Mr. Kelton: Commended the applicants for such a brilliant approach on how to redevelop property such as this. Cobb Street is extremely narrow and widens out. Is there a way to keep people from parking on the street? Mr. Olsen: Any possible on-street parking would be on Oak Street. We want to dress up the corridor for those leaving the school. Can we petition the city to put up No Parking signs? Staff concurred.

Public Input: None Present.

Mr. Stripling evoked that this is a good project and made the motion recommending approval to Council with the noted staff conditions; Motion was seconded by Mr. Kelton.

The motion PASSED with the following vote.

Aye: 7 - Paul Hoelscher; Ron Kelton; Jim Scurlock; Kevin Bailey; Brant Perkins; Jimmy Cooper and Rick Stripling

Absent: 1 - Jerry Reece

8. Staff Comments

9. Adjournment