



City of Jonesboro

Meeting Minutes

Metropolitan Area Planning Commission

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

Tuesday, November 13, 2007

5:30 PM

900 West Monroe

1. Call to order

2. Roll Call

Present 9 - Ken Beadles; George Krennerich; Ken Collins; Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Jerry Halsey Jr.; Marvin Day and Gary Harpole

3. Approval of minutes

MIN-07:1724 MAPC Minutes from the October 9, 2007 Meeting.

Sponsors: Planning

Attachments: [MAPC - Minutes - 10-09-2007](#)

A motion was made by Gary Harpole, seconded by Jerry Halsey Jr., that these Minutes be Approved. The motion CARRIED by a Voice Vote.

Aye: 8 - George Krennerich; Ken Collins; Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Jerry Halsey Jr.; Marvin Day and Gary Harpole

4. Preliminary Subdivisions

5. Final Subdivisions

PP-07-06 Preliminary Subdivision The Villas @ Sage

Sponsors: Planning

Attachments: [Villas- Sage Meadows Preliminary Subdivision 07287-SUBD-S01The Villas at Sage PH II](#)

Mr. Patrick Lemley came forward as proponent for this item. One concern was that lot 1 had 5,999 sq. ft. instead of 6,000 but we can change that with no problem.

City planner stated that the fire department sees no problems with this development. The engineering department is requiring the typical drainage requirements and pollution control submittal has to be done prior to the final plan submittal as well.

A motion was made by Joe Tomlinson, seconded by Gary Harpole, that this preliminary subdivision be Approved. The motion CARRIED by the following vote:

Aye: 8 - George Krennerich;Ken Collins;Margaret Norris;Lonnie Roberts Jr.;Joe Tomlinson;Jerry Halsey Jr.;Marvin Day and Gary Harpole

6. Conditional Use

7. Rezoning

RZ-07-42 RZ: 07-42 Ben Ford 2300 Stadium

Applicant requests rezoning from R-3 to CR-1LUO(professional office) at 2300 Stadium Blvd.

Sponsors: Planning

Attachments: [Ben Ford Plat 2300 ZONING 3](#)
[RZ07-42 Ben Ford Parkwood Staff Report](#)
[application Ben Ford 2300 Stadium](#)

Mr. Ford came forward as proponent for this item.

City planner stated that we will probably see other development in this area. Mr. Ford would like to retain the structure in the same residential character as it is now. Staff does not have any problems with this proposal. Staff suggested the CR-1 LUO to Mr. Ford and he had no problems with that.

Mr. Tomlinson asked if Mr. Ford planned direct access off of Stadium. Mr. Ford stated that there is a side street on Parkwood that would be used as well as Stadium. There is an existing drive on Stadium. Mr. Tomlinson believes access should be limited directly onto Stadium. Mr. Krennerich stated that he believes staff should be the one to approve it.

Mr. Ford stated that there is not high traffic to his office on a daily basis.

Mr. Spriggs stated that the new continuous flow intersection will interfere with the Stadium access.

A motion was made by Vice Chair George Krennerich, seconded by Ken Collins, that this Rezoning be Recommended to Council. The motion CARRIED by the following vote:

Aye: 8 - George Krennerich;Ken Collins;Margaret Norris;Lonnie Roberts Jr.;Joe Tomlinson;Jerry Halsey Jr.;Marvin Day and Gary Harpole

RZ-07-43 Request for rezoning from R-1 to RM-12 at 4707 S. Caraway Road.

Sponsors: Planning

Attachments: [application Bob Harrison Caraway Rd](#)
[RZ-07-43 Bob Harrison](#)
[4707 SO CARAWAY2](#)

Mr. Bob Harrison came forward as proponent for this item.

City planner stated that the request is for multi-family for this site. Staff recommends a slight reduction in units per acre.

Mr. Tomlinson stated that Caraway Road has had high density developments out there for some time and believes that the infrastructure out there will not hold anymore developments at that rate due to the streets not being able to carry the traffic.

Staff recommends only the 4 four-plex units instead of that plus a duplex on that lot.

A motion was made by Secretary Marvin Day, seconded by Jerry Halsey Jr., that this Rezoning be Recommended to Council with the density to not exceed 16 units for the proposed 1.79 acre site. The motion CARRIED by the following vote:

Aye: 7 - George Krennerich;Ken Collins;Margaret Norris;Lonnie Roberts Jr.;Joe Tomlinson;Jerry Halsey Jr. and Marvin Day

Absent: 1 - Gary Harpole

RZ-07-44

Request for MAPC to approve Text Amendment Case: RZ07:44 - Permits/
Amendment to Chapter 14.44 of the Title 14: Zoning Resolution

Sponsors: Planning

Attachments: [Text Amendment Memo](#)
[Chapter 14 Code Revisions for Permits](#)

The planning department on behalf of the public works department is working on the standard of operations and procedures and also requirements for permits. We are trying to make everything consistent for the approval process. We are asking for proposals of site plans with 4 units or more to have engineered drawings and architectural drawings for building plans.

A motion was made by Vice Chair George Krennerich, seconded by Jerry Halsey Jr., that this Rezoning be Recommended to Council. The motion CARRIED by the following vote:

Aye: 7 - George Krennerich;Ken Collins;Margaret Norris;Lonnie Roberts Jr.;Joe Tomlinson;Jerry Halsey Jr. and Marvin Day

Absent: 1 - Gary Harpole

8. Staff Comments

COM-07:065

Mr. Hardy Little requests conceptual plan development review of a retirement community on Peachtree Avenue.

Sponsors: Planning

Attachments: [Memo Retirement Community Concept Review](#)
[Retirement Concept Plans PD](#)

Mr. Hardy Little came forward as proponent for this item. Mr. Little requests a mixed-use retirement community made up of duplex units, four-plex units, condominium lots, single family and a possibility of assisted living facilities on the rear of the property.

Mr. Krennerich asked where this would be located. Mr. Little stated that it would be bordered by Sage Meadows on the North. The primary access would be off Bridger Road.

City Planner stated that he forwarded a memo to the commissioners regarding the annexation and potential building of this item. There would be multiple phases. This is just as an informal discussion and the applicant would proceed with this item at a later date.

Mr. Krennerich stated that he believes this would be a good thing for the community. Mr. Tomlinson stated that Peachtree had been talked about in long range planning. Mr. Little stated that he didn't know that this would be an east-west thoroughfare. Mr. Little states that he sees no problem extending the right-of-way for this road.

The annexation and rezoning may be done at the same time so that City Council can see what is going to be placed in this area.

This item was Read.

[COM-07:047](#) SP-07-232 Bob Rees Apartments

Applicant requests that previous decision from last meeting be expunged of a site plan for over 48 units at 5309 Highland Park Circle.

Sponsors: Planning

Attachments: [Magic Touch Apts Site Plan](#)
[Magic Touch Site Plan Memo](#)

Mr. Robert Rees came forward as proponent for this item. Mr. Rees explained that he was here last month to do apartment complexes by way of a site plan. Mr. Rees stated that he would like to have expunged the item of upgrading Pausch Drive before he can begin building.

Mr. Beadles asked the City Attorney if a motion was needed to bring this item back up. City attorney stated that he would suggest that be done.

Commissioners discussed the access for the developments that are currently in the area and about new connections. Commissioners would like to have a second outlet for this subdivision. Mr. Rees discussed that there isn't enough need for a second outlet.

Mr. Tomlinson asked Mr. Rees at what point in the development will the street be built? Mr. Halsey stated that the MAPC stipulated that the street would have to be completed before any units could be built. Mr. Rees stated that instead of doing one building at a time on the lot, he wanted to bring in a site plan for all of it so that he could build as he could and not have to submit plans every time he wanted to build a building.

City planner stated that the right of way was dedicated by Mr. Rees but the City didn't have an acceptance policy because the road had no improvements at that time. It was recorded but not formally accepted.

If you were going to develop a brand new subdivision we would ask you to have at least two outlets for access to the subdivision. Commissioners stated that they could not in good conscious allow Mr. Rees to do this subdivision without having another outlet. Mr. Rees stated that he already has approval for the subdivision and now the commission is trying to go back and make him do something extra after the rezoning. Commissioners stated that a rezoning was not a site plan and now the commission would like to see this developed with the safety of residents in mind.

Mr. Crego stated that if there is a right-of-way, even if there is not a street, there is still a right-of-way for that street. Mr. Rees has the option to ask the City to abandon the right-of-way. The City may have declined to build the street, but there is still a dedicated right-of-way. City planner stated that at the time when Mr. Rees came to the planning office, Mr. Spriggs did find the plat which showed the dedicated right-of-way and the clerk was called to make sure that it was recorded. It wasn't an accepted street but there is dedicated right-of-way and Mr. Rees was told that the only way to not develop the road is to vacate the right-of-way.

There were no motions to bring this case back up. This item was read.

9. Adjournment