



City of Jonesboro

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

Meeting Minutes - Draft Metropolitan Area Planning Commission

Tuesday, March 9, 2010

5:30 PM

900 West Monroe

1. Call to order

2. Roll Call

Present 7 - Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Brian Dover; Paul Hoelscher; Jerry Halsey Jr. and Ron Kelton

Absent 2 - Ken Collins and John White

3. Approval of minutes

Approval of the MAPC Meeting Minutes for February 10, 2010

Aye: 6 - Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Brian Dover; Paul Hoelscher and Ron Kelton

Absent: 2 - Ken Collins and John White

4. Site Plan Reviews

4. Links At Jonesboro, Phase II; located at 1424 Links Circle, 415 ft. east of the Harrisburg Rd. intersection

MAPC Site Plan review of a project submitted by Lindsey Management Co., by Kim Fugitt, AIA, of Crafton, Tull & Sparks to construct 240 apartment units, located in an existing "R-3" High Density Multi-family District.

Mr. Hugh Garrit and Kim Fugit with the Lindsey Company presented the site plan for MAPC's approval.

Joe to me it complies with all the rules and regulations and didn't find any additional changes I agree with the recommendation of the planner on the several items.

No opponents

Mr. Spriggs stated that we held the work session last Thursday with all of the utilities companies along with the management from the Links, and two representatives from the Commission. We ironed out the issues on what the utility companies will require upon final approval. The Engineering

Department has been copied on the grading and drainage designs and that review is still pending. We are asking that you approve the site plan contingent upon the conditions stipulated in the Staff report on that covers the abutting residential screening and buffering in the area directly to the Southwest. The conditions cover the requirements of the utility companies. Conditions were read:

1. Fencing details depicting screening shall be implemented to the southwestern segment of the proposed plan as approved by the MAPC.
2. A lighting photometrics plan shall be submitted with the building permit application to ensure no lighting spillage onto abutting properties.
3. Any additional signage details shall also be submitted as part of the building permit application.
4. As required by the Engineering Department, the development must satisfy all requirements of the current Stormwater Drainage Design Manual.
5. City Water & Light has required the relocation of the water line and the power line relocation; sewer mains to be private ownership; plans for utilities must be approved by CWL prior to Arkansas Department of Health submittal.

Motion was made by Mr. Tomlinson to approve with the provisions as stated by the City Planner; Seconded by Mr. Roberts. Site plan was approved.

Larry Johnson, 4511 Harrisburg Rd., (appearing later in the meeting) stated that his land is adjoining the Craighills golf course. This is my third appearance before the Commission regarding the development reason. He expressed comments of the detention pond as a breeding ground for snakes and has turned into a swamp.

We purchased the 20 acres that contained it less than a year ago.. in our last approval we will rework the pond and its not going to be decreased if anything it will be increased. Since Jim Abel originally built it; he was building single family once we get it approved it will be maintained. His concerns were over drainage and Mr. Sid Pickle and his project team agreed to meet with Mr. Johnson after the meeting to address all concerns.

Aye: 6 - Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Brian Dover; Paul Hoelscher and Ron Kelton

Absent: 2 - Ken Collins and John White

5. Final Subdivisions

5. FP 10-01 Ritter Centre Final Subdivision Plat Review/Approval
Location: Browns Lane @ Windover Rd. Total Acres: 7.43 acres +/-;
Proposed Lots: 3

Developer: Paul Waits, President of Ritter Communications requests MAPC Final Approval

FP 10-01 George Hamman address the comments with a few minor Engineering details to work out with Mr. Fischer. We request stipulated approval so that that we can work through the details to be taken care of.

Mr. Spriggs stated that the pre-conference meeting was held last Thursday. The applicant has satisfied all of the conditions raised by the MAPC and the Utility companies. The conditions were read:

Conditions:

1. CWL stipulated that a utility easement be provided 10'+ on each side of the right of way of Mayfield Dr. and Ritter Centre Drive.
2. The drive access to Lot 1 shall be located as far south as possible.
3. That a cross access ingress/egress easement be provided for lots 1 and 2 along Browns Lane.

Motion was made by Mr. Joe Tomlinson to approve the Final as submitted with the recommendations as stated by the City Planner; Seconded by Ms. Norris Mr. Roberts abstained.

Aye: 5 - Margaret Norris; Joe Tomlinson; Brian Dover; Paul Hoelscher and Ron Kelton

Absent: 3 - Ken Collins; Lonnie Roberts Jr. and John White

6. Conditional Use

CU 10-02 Conditional Use Request by Jack Harrington of Southern Coast Outdoor Billboard, Off-premise sign, proposed location: 2900 Richardson Rd.

Jack Harrington, Southern Coast Outdoors Applicant requests a conditional use approval by the MAPC for off-premise signage located within an I-1 Industrial District, abutting R-1 Single Family Residential.

C. U. 10-02 Jack Harrington of 2500 Tumbleweed applying for Conditional Use permit for an Off-Premise sign to be located at 2900 Richardson Drive. The owner is Ronnie White; the property is zoned C3.

Mr. Harrington has notified the residents and has received ASHTD approval. Chair asked for any opponents. There were none. Mr. Joe Tomlinson stated the main reason for the Conditional Use is because it abuts residential and is a considerable distance from any residence. He added that from the comments from the City Planner there shall be a provision to keep light from reflecting back on that zoning. Motion was made to approve by Mr. Roberts; seconded by Mr. Tomlinson. Case was approved.

Aye: 6 - Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Brian Dover; Paul Hoelscher and Ron Kelton

Absent: 2 - Ken Collins and John White

CU 10-03 Conditional Use Request by Zandra Clayton; General Daycare to be located at 213 North Main to be located within an I-1 Industrial Zoning District.

C. U. 10-03 Zandra Clayton 601 Alpine requests to operate a daycare at 213 N. Main.

The Building Block Day Care. The state inspector reviewed the building for 24 by the number of rooms, 8 each for 24 hour period. We will try 12 hours per day to start and building up to the 24 hour day care. Mr. Kelton ask about requirements for fencing. City Planner Otis Spriggs stated that we could defer this issue until the final inspection and to the State requirement for fencing. The zoning is I-1Industrial Zoning, Mr. Tomlinson stated. He added that the request is for 3 shifts of 24. Mr. Tomlinson also stated that he did not see that it will be close enough to any residence to disturb anybody. That this is usually the main consideration for location of day care. Mr. Tomlinson recommended that MAPC approve the Conditional Use as submitted with the provisions and conditions by City Planner; Seconded by Mr. Roberts. Case Approved.

Aye: 6 - Margaret Norris;Lonnie Roberts Jr.;Joe Tomlinson;Brian Dover;Paul Hoelscher and Ron Kelton

Absent: 2 - Ken Collins and John White

7. Rezoning

RZ10-01: Vickie Mink request a rezoning for property located at 2701 Nestle Way Rd.

A request to rezone a tract of land from R-1 to I-1 Limited Industrial District and make recommendation to City Council for property containing 25.89 acres more or less.

Case RZ 10-01: Vickie Mink requests rezoning at 2701 Nestle Way from R-1 Single Family Residential to I-1 Limited Industrial.

Applicant: Mr. Carlos Wood stated that he is representing the owner. The property is bounded by Nestle Way and Nestle Road. We want to rezone it to industrial. The site is vacant farmland.

Mr. Joe Tomlinson asked if the 3 lots shown on the east side of this site are still vacant agricultural? Mr. Wood stated that there are some houses overt there to the east. The owner visited the neighbors and they signed a petition that they are not opposed to the rezoning. Mr. Wood added that he presented that document to the planner.

Staff Comments: Mr. Spriggs stated that the request is consistent with the most recent Future Land Use Plan. Mr. Tomlinson brings up a good point

concerning properties adjacent to the subject site. Also as stated in the staff report, any stipulations or conditions placed on an approval would require a limited use overlay. Staff has listed all of the permitted uses of the I-1 District. Typically, MAPC has required most of these types of rezonings are to come back to the MAPC for site plan review. That can be accomplished as a condition of your recommendation to Council. That way we can take into account the type of future development and how it takes into account what is around it.

Mr. Tomlinson asked about a recent rezoning to residential in the immediate area. Mr. Wood stated that it was multi-family and it is located north and on the east side of Nestle Road, on the west side of the creek. Mr. Wood added that there are no sewers in the area, but we have approval with the health department on 5 acres on the northwest corner of site to be used for septic, for a low density office use.

Mr. Tomlinson stated that the sewer issue will take care of any high density itself. He added that he would like to see all that land get into industrial to complete the industrial park.

Mr. Wood added that with the new plant going out there, it will be a need for some satellite businesses in the area. There will frontage on Nestle Road. The existing home located on this tract is one of the owners on this petition.

Mr. Lonnie Roberts reiterated that he would like the site plan to come before the MAPC, and made a motion to recommend approval to City Council with that in mind; Motion was seconded Ms. Margaret Norris.

Aye: 6 - Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Brian Dover; Paul Hoelscher and Ron Kelton

Absent: 2 - Ken Collins and John White

RZ 10-02 Matt Valentine requests a rezoning of land situated at the southeast intersection of Industrial and Parker Road (Case was tabled in the last MAPC Meeting).

Consideration for recommendation by MAPC to rezone property containing 20.40 acres more or less, to rezone of land from R-1 Single Family Residential to C-3 General Commercial.

No appearance by Applicant.

Aye: 5 - Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Paul Hoelscher and Ron Kelton

Absent: 3 - Ken Collins; Brian Dover and John White

8. Staff Comments

8. Hardy Little, Architect/Agent for Sid Pickle request MAPC conceptual review

of a potential rezoning request for land located at Craighills Subdivision (Craighead Forest Rd. at Bekah Dr., west of Harrisburg Rd.).

The proposed development will not exceed the current density of the existing R-2 Low Density Multi-family District. This review is for conceptual dialogue only. Application and public hearing will be considered on the April 13, 2010 MAPC meeting agenda.

Item #1: Craighills Golf Course: This Item is only a conceptual review before the MAPC for a potential rezoning application for a Planned Development (PD).

John Easley with AET. Hardy Little/Architect and the applicant Sid Pickle are asking for MAPC input for a proposed Planned District. We met with the City Planning and Engineering Departments on Friday to present our ideas. The general plan is not to increase or change anything approved by the Planning Commission; just consolidating buildings into a different site plan as a P.U.D. We have the same buildings, same units, same building square footage. General street layout will stay the same as well as the easements. We are submitting this as part of the PD application.

Mr. Hardy Little stated that the property is zoned R-2, and we taking the duplex from each lot and pull them together having 8-plexes. We are not adding to the density. We will provide more green space, and will save energy because of the common walls types throughout. We will not increase traffic flow because we have the same number of units that we would have been allowed otherwise.

Mr. Little stated that there will be 108 units (2 units per platted lot); 2/3 bedroom single story with 7% of the total in fully handicap accessible. The townhouse arrangement is also provided that look better and provides more design aesthetics and greenspace.

Mr. Spriggs stated that a key plan showing how the proposed will fit within the existing neighborhood. Mr. Easley stated that they will show that as part of the application.

Mr. Spriggs that there will have to be some form of simultaneous re-plat to deal with the individual property lines that have been platted. Mr. Easley stated that the record plat will show that later in the process. Mr. Easley added that they will leave the general street layouts and utility and drainage easements the way they are.

Mr. Tomlinson asked if this is an existing development plan that is already approved? Mr. Spriggs stated that a final plat is recorded. There were four-plexes prior now you will have 8-plexes. Mr. Tomlinson asked if there is a change in density; Mr. Easley explained no changes in density.

Item #2: 2404 Ridgepointe Dr.: Accessory Dwelling over a Garage.

Mr. Rick Miles approached Commission. Mr. Spriggs explained that the MAPC did a text amendment on residential structures for granny cottages and pool houses as accessory dwellings. This site is 1.8 acres. In the old code, it was

changed to allow them on 1-acre lots or ½ acre lots and as a conditional use in the other residential districts.

Mr. Spriggs added that in our table R-1 permits but they are conditional uses in the text; there is a discrepancy.

Mr. Miles stated that Mr. Tim and Linda Walter 2404 Ridgepointe Dr. has a mother law approved 14 years ago with plans to approve. They have a daughter that is mentally disabled, cannot co-exist outside of the home. . And cant has an assist dog that lives with her; she can go as she needs, but at anytime this can arise and she has to have this dog to help her.

Mr. Tomlinson asked what the wording is for the R-1 District. Mr. Spriggs explained that the granny cottages had to be tied directly to the main structure and not have a separate entrance. Mr. Miles stated that there is not separate meter, but the utilities are there but just capped off.

Mr. Tomlinson stated that we need to revised the ordinance to address these situations and say that it cannot be used for other rental purposes. Mr. Spriggs stated that is something that we neglected to do is handle the R-1 District, we need a text amendment. Mr. Spriggs agreed to bring a text amendment before the commission in the near future.

Mr. Kelton made the motion to approve the plans at 2404 Ridgepointe Dr.; 2nd by Mr. Lonnie. All ayes.

9. Adjournment