



City of Jonesboro

Meeting Minutes

Metropolitan Area Planning Commission

900 West Monroe,
Jonesboro, AR 72401
<http://www.jonesboro.org>
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Tuesday, August 14, 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

A motion was made by Gary Harpole, seconded by Jerry Halsey Jr., that this be Approved on the Consent Agenda. The motion CARRIED by the following vote:

MIN-07:349 Metropolitan Area Planning Commission (MAPC) Minutes for July 10, 2007.

Sponsors: Planning

Attachments: [MAPC - Minutes - 07-10-07](#)

A motion was made by Gary Harpole, seconded by Jerry Halsey Jr., that this Minutes 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

4. Preliminary Subdivisions

5. Final Subdivisions

PP-07-05 FP-07-05 Sloan Lake Estates

John Sloan requests approval of the Sloan Lake Estates preliminary and final subdivision plans.

Attachments: [FP-07-05 Sloan Judgment](#)
[Sloan Lake Estates-Final](#)
[06129-SDP-R 2-AREA MAP](#)
[06129-SDP-R 4-KEY MAP](#)
[06129-SDP-R 5-R](#)
[06129-SDP-R 6-R](#)
[06129-SDP-R 7-R](#)
[06129-SDP-R 8-R](#)

John Easley came forward as proponent for this item. Mr. Easley stated that he had seen the engineering stipulations and had met with Mr. Light to discuss those stipulations. Mr. Easley stated they are in the process of making those changes at this time.

Carroll Caldwell came forward as an opponent for this item. He stated that Strawfloor road does not meet minimum street standards according to guidelines. The judgment stated that the road has to be up to standards and it isn't. Mr. Caldwell stated that the final cannot be approved since the street does not meet code.

Mr. Easley stated that there will be no construction done to Strawfloor Road. The intersection will have curb and gutter but we will not be constructing on Strawfloor.

City planner stated that this office has received a copy of the judgment. The standards have been met as far as what we have received.

City engineer stated that there were four comments which are being addressed. We have not yet received the final plans. Mr. Panneck asked to have Mr. Easley address the closing of Strawfloor. Engineering did approve the preliminary plat and had concerns over the five-way intersection but Mr. Easley also can address that.

Mr. Easley stated that the plan is to construct the road as it is needed. When it is all said and done there will be a three-way intersection due to the greenway.

The preliminary plan was approved by the judgment and it is now being asked for approval of the final. City engineer stated that the engineering comments would be handled administratively once the final approval is granted. We have no major concerns at this point and the comments are being addressed.

A motion was made by Vice Chair George Krennerich, seconded by Joe Tomlinson, that this Subdivisions 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

CU-07-10 CU-07-10 Roy E. Jr. & Lee Anne Cooper

Applicant requests a conditional use at 2908 Day Drive for a Christian Children's Ranch for abused and neglected children which do not have severe behavioral problems or problems that would affect the well being of other children or the surrounding community.

Sponsors: Planning

Attachments: [CU-07-10 Roy E Jr. and Lee Anne Cooper Application and letter Plat of Survey Kings Ranch](#)
[CU 07 10Staff Summary Conditional Use Children's Ranch - Cooper](#)

Withdrawn

7. Rezoning

RZ-07-35 RZ-07-35 CI Development, LLC

Applicant requests rezoning of 26.4 acres from R-1 Single Family Residential to CR-1 LU-O on the north side of Johnson Ave. between Caraway Rd. and Arkansas Highway 351.

Sponsors: Planning

Attachments: [RZ-07-35 CI Development, LLC Application, letter and plats](#)
[RZ-07-35 CI Development LLC](#)

Terry Bare came forward as proponent for this item. ASU owns this property and it is contingent on the rezoning to the property being sold. The highway department has been contacted regarding entrances and exits to the property and they have asked that the entrances be as far to the east and west as they can be. There are no plans for the university to expand north or for Stadium to be extended north.

There was discussion regarding the extension of Stadium into that area. They talked about taking the load off of the Hilltop intersection.

Terry Bare showed the members of the MAPC the types of buildings that they are wanting to build. There will be no rental residential buildings.

City planner stated that the sector is currently being studied in the Land Use Board. We are also concerned about the access points and there should be a traffic study in this area. The CR-1 Limited Use overlay is in favorable position by the staff. We would also ask to exclude off-premise billboards to be removed from the items that are acceptable for this overlay. The applicant also sent an additional communication with a few other exclusions.

City engineer has no comments at this time.

Mr. Halsey made a motion to recommend to City Council with the stipulation that the limited use take out church, college, university, hospital, billboards or library and that all multi-family will be owner occupied.

A motion was made by Jerry Halsey Jr., seconded by Gary Harpole, 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

8. Staff Comments

SP-07-01 SP-07-144 NEA Hospitality, LLC, Hilton Garden Inn

NEA Hospitality, LLC

Sponsors: Planning

Attachments: [Hilton Garden Site Plan Elevation](#)

George Hamman came forward as proponent for this item. The reason we are here is because we are in excess of 75,000 square feet. We have received a few comments and we are working on getting those done.

City planner stated that the square footage was larger than the threshold of 75,000 and the height of the building. Staff would like to get this approved so that they can proceed with the project.

City engineer stated that they have been working with Civilogic to correct the small issues on drainage.

Fire Marshall stated that he believed another member of staff reviewed this item and it has been approved.

Curb cuts were discussed and the other lots will have shared access to Caraway Road through curb cuts that already exist.

A motion was made by Lonnie Roberts Jr., seconded by Ken Collins, that this Site Plan be Approved as Read. The motion CARRIED by the following vote:

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

Abstain: 1 - Marvin Day

9. Adjournment