



City of Jonesboro

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

Meeting Minutes - Final Metropolitan Area Planning Commission

Tuesday, August 9, 2011

5:30 PM

900 West Monroe

1. Call to order

2. Roll Call

Present 8 - Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Brian Dover; Jerry Halsey Jr.; Ron Kelton; John White and Jim Scurlock

Absent 1 - Paul Hoelscher

3. Approval of minutes

MIN-11:066 Approval of the MAPC July 12, 2011 Meeting Minutes.

Attachments: [MAPCMeetingMinutes_July 12 11](#)

A motion was made by Joe Tomlinson, seconded by Ron Kelton, that this matter be Approved . The motion carried by the following vote.

Aye: 7 - Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Brian Dover; Ron Kelton; John White and Jim Scurlock

Absent: 1 - Paul Hoelscher

4. Site Plans

SP-11-07

Site Plan Review- Aldi, Inc.

John P. Sawyer, P.E., Sawyer Engineering, Inc., on behalf of Aldi, Inc. request MAPC review of a site plan for a 17,886 sq. ft. grocery store at 2212 Stadium Drive @ Parkwood Rd.; Zoning Classification C-3 L.U. Overlay (COJPermit#SP:11-202)

Attachments: [Property Zoning Verification History Packet](#)
[Aldi-Preliminary Site Plan](#)
[Aldi-Preliminary Landscape Plan](#)
[Aldi-CP250-Preliminary Truck Plan](#)
[AHDTCOMMENTS_PaulCarr](#)
[ATTComments_CindyCole](#)

Silvia Keekly, Sawyer Engineering Inc., St. Louis, MO. We are proposing an Aldi Grocery Store at the intersection of Parkwood and Stadium Blvd. We would have an entrance off of Parkwood. There is a traffic light that is being worked on at Parkwood and Stadium that would make the access easier with traffic.

Mr. Spriggs: In terms of the Planning Department's conceptual review, there is a lot remaining to the east has not been zoned properly and it is being petition to be rezoned in the near future to compensate for some of the parking.

We reviewed the plan and it meets the minimum requirements in terms of setback and code requirements. Engineering and Planning has been in conversation with the Engineering firm on the improvements to Parkwood.

Mr. Morris: On Parkwood we may be asking for additional 20 ft. to accommodate a 3 lane improvement at the intersection for a left and right turn. On the drive to the north, the Highway Department has contacted me on the access drive, the drive radius is north of the property line; the drive needs to be 20 ft. from your property line.

Mr. Tomlinson: Does the right of way needed on Parkwood create any problem on their parking? Mr. Spriggs noted that it will not if things are shifted north by the developer. Ms. Keekly stated that John Sawyer has been in contact with the developer and there are possibilities of shifting it to the north to deal with the right of way.

Mr. Spriggs noted that the property to the north is the same Zoning Classification.

A motion was made by Ron Kelton to approve contingent upon final administrative staff approval and all other applicable agencies, seconded by Lonnie Roberts Jr., that this matter be Approved. The motion carried by the following vote.

Aye: 7 - Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Brian Dover; Ron Kelton; John White and Jim Scurlock

Absent: 1 - Paul Hoelscher

SP-11-08

Site Plan Review: MAPC Review/Approval is requested for the New Valley View High School, 2125 Valley View (West of Kersey Lane).

Jonesboro Code of Ordinances, **Sec. 117-32. Zoning and building permits.** Large-scale commercial development of over 75,000 square feet of gross floor area shall be approved by the Metropolitan Area Planning Commission.

Total Sq. Ft. Area= 169,064 sq. ft.

Attachments: [VVHS Site Review Set](#)

Jerry Brackett, Brackett Krennerich Architects: Representing Valley View Schools is asking for site plan approval for a new 2 story high school/gymnasium. We are in the process of starting earth work. We met with staff and are making sure we can proceed.

Mr. Spriggs: This is recent annexed land. Staff had the development review meeting. It does have proper access. We discussed future local road connections from Kelsey Dr. south into the County. The applicant is amenable to making that a future right of way which can be accomodated in the future through the platting process.

The developer met with all the departments and we forwarded it to the utility companies. Engineering had no additional comments. They have acquired their grading permit. Because the project exceeds 75,000 sq. ft. the MAPC has to approve the site plan to proceed.

A motion was made by Jim Scurlock, seconded by Margaret Norris, that this matter be approved. The motion carried by the following vote.

Aye: 7 - Margaret Norris;Lonnie Roberts Jr.;Joe Tomlinson;Brian Dover;Ron Kelton;John White and Jim Scurlock

Absent: 1 - Paul Hoelscher

5. Final Subdivisions

PP-11-18

**FP 11-09: Subdivision Jamestown Manor Phase III-Final Subdivision
Review:**

Applicant/Agent/ Owner: Robin Nix
Engineer / Surveyor: Associated Engineering and Testing, LLC

Property Location: South of Providence Circle and Williamsburg Dr.
Total Acres: 10.13 acres +/- / (441,425 sq. ft.)
Proposed Lots: 21

Attachments: [FP 11-09 Jamestown Subdivision Phase III-Final
JAMESTOWNPH3 PLANS Revised](#)

John Easeley, Associated Engineering, Representing Nix Construction and we ask for final approval.

Engineering Department requested information and I have that. Ask that you give us final approval contingent upon final staff approval.

Mr. Spriggs: Final Plan meets MAPC's preliminary plan approval requirements.

Michael Morris: Referring to Page 6, they are doing some off-site grading. We will require a temporary construction easement and they are willing to do that. A motion was made by Jim Scurlock, seconded by Joe Tomlinson, that this matter be Approved . The motion carried by the following vote.

Aye: 7 - Margaret Norris;Lonnie Roberts Jr.;Joe Tomlinson;Brian Dover;Ron Kelton;John White and Jim Scurlock

Absent: 1 - Paul Hoelscher

6. Conditional Use

7. Rezonings

RZ-11-15 **RZ11-15 Toby Alexander requests a rezoning of .25 acres located at 2216 Spence Circle (W. of Caraway Rd.) for a change from R-1 Single Family to C-3 General Commercial.**

Attachments: [Rezoning Plat](#)
 [Rezoning Application](#)
 [Staff Summary RZ11_15 Toby Alexander](#)

Applicant: Murl Smith: I am representing the seller of this property, and we are asking for a rezoning to C-3.

Public Input: None.

Staff: Mr. Spriggs gave staff comments. The property is listed on the Land Use Plan as Residence Transitional, in which the request is inconsistent. However due to proximity to Caraway Road, a major commercial corridor, we feel this type of transition to the adjacent residential will not be of any adverse impact. This will allow for some flexible parking for the abutting agency as mentioned in the staff report. We are asking for a final site plan to be submitted by the applicant to include a buffer/barrier with a 6 ft. privacy fencing; lighting photometrics should be submitted as well. Staff is confident that if this plan is submitted, we can administratively approve the final review on behalf of the Commission.

No additional input/questions from the Commission.

Commission Action:

A motion was made by John White to affirm to the Council that we approve this request subject to the conditions requested by the Planning Department Staff; Motion 2nd by Mr. Tomlinson that this matter be Recommended to Council. The motion carried by the following vote.

Aye: 7 - Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Brian Dover; Ron Kelton; John White and Jim Scurlock

Absent: 1 - Paul Hoelscher

RZ-11-16 **RZ11-16 Duyen Tran requests a rezoning of .53 acres located at 3813/3815 E. Highland Dr. (at Bryan St.) for a change from R-2 Multi-Family to RM-16 L.U.O., 8 units max.**

Attachments: [RZ 11-16 Rezoning Plat](#)
[RZ 11-16 Rezoning Application](#)
[Tran Warranty Deed](#)
[Staff Summary RZ11_16 Duyen Tran 3813-3815 E. Highland Dr](#)

Applicant: Andrea Tate, Jim Maddox Architects, representing Duyen Tran: We wish to rezone this property from R-2 to RM-16 LUO; 2 quadra-plexes, maximum 8 units. We are not asking for any variances.

Staff: Mr. Spriggs explained the existing conditions; The request is consistent with the current Land Use Plan, given that it is zoned R-2 Low Density Multi-family. The applicant attempted to layout the property under the R-2 standards, and noted the rigid standards and difficulty with the allowance of one structure on any tract. They wanted to have more flexibility with the new code arrangements. We have listed a number of conditions that will deal with the buffering issues, access management, etc.

Conditions:

- 1. Bryan Street right of way should be modified, as agreed by the applicant to show 30 ft. from centerline of street. Access drives shall satisfy city standards and be coordinated with the appropriate reviewing agencies for approval.**
- 2. Details on maximum building sizes and setbacks shall be submitted for final approval in the Final Site Plan stage.**
- 3. Signage details shall be required on the Final Site Plan as well.**
- 4. A final site plan shall be required to be reviewed and approved by the MAPC and shall include final details on drainage, grading, access management, signage, lighting photometrics, landscaping and all site improvements approved by this petition.**

Public Input: NONE.

Mr. Joe Tomlinson: Noted that he had difficulty accessing the property under the existing street conditions approaching from Stevens Street, heading north on Bryan towards Highland (had to stop and back up). There is not room for two cars to pass. Service for trash and school buses will be difficult. There are two openings on Highland Drive and it would be a poor location to pick up kids. The turning radius is atrocious. What kind of street improvements are you planning on doing to this site?

Ms. Tate: We are willing to work closely with the City to see how we can satisfy your needs. If we do many improvements to it, we would have to ask for a variance on our setback. Mr. Tomlinson: I would like to see the old part of town redeveloped, but not at any cost. Right now it is open ditches, and grown up. It doesn't look good.

Ms. Tate: We can rework the layout and change the parking lot a bit. I don't really expect that my client will have to eat the entire costs. Mr. Tomlinson: I

personally couldn't support it as long as that street is in the condition it is in right now.

Mr. Spriggs: Did you accommodate for the 30 ft. right of way on the west side of road? Ms. Tate: Yes, to donate it. Mr. Spriggs stated that staff made the applicant aware of the requirement of the Master Street Plan through the platting process; they are willing to do that.

Mr. White: In the first condition- would that insure that if there was an improved street, the city would require the turning radius. Mr. Tomlinson: Even if you donate the right of way, we still have an open ditch that the City won't do anything with. It is a one way path; two cars cannot go pass.

The donation alone may not take care of the problem alone; it may take more than 10 years. Mr. Michael Morris noted that the ditch would have to be piped within the right of way.

Mr. Tomlinson: That will help.

No Opponents were present.

Mr. Roberts asked what are the requirements for the pipe? Mr. Michael Morris stated that it would be required during the site plan review. They do have to pipe it.

Mr. White: Is Bryan St. today is a 30 ft. right of way to Stevens? There is not a full 60 ft. of right of way currently. Mr. Morris: This will only give us the 30 ft. on their side.

Mr. Spriggs noted that details could be worked out during the site plan review before the Commission.

Commission Deliberation/Action:

Mr. Dover asked about the structure to the east- what is the zoning. Mr. Spriggs stated that it is listed as a residence (Zoned R-2). Mr. Tomlinson asked what the applicant is willing to do.

Ms. Tate: My client would be willing to help and accommodate with the City.

Mr. Tomlinson: A lot of the expenses will be done in what you are required to do anyway on the pipe installation. If a car can't get through there I wouldn't want to see a bus go through there. Ms. Tate: They get through there now. Ms. Tate: We are looking to improve it.

Mr. White: Since this is rezoning request and any final site plan or requirements of the City for the development of Bryan Street will be considered later; I make a motion that we recommend approval of this rezoning; seconded by Lonnie Roberts Jr., that this matter be Recommended to Council . The motion carried by the following vote.

Aye: 7 - Margaret Norris;Lonnie Roberts Jr.;Joe Tomlinson;Brian Dover;Ron Kelton;John White and Jim Scurlock

Absent: 1 - Paul Hoelscher

8. Staff Comments

COM-11:057 Applicant: Trees2Trusses, request approval of a Single Family Residence to be located at 2107 Windwood Cove; Lot is part of a Windwood Place-P.U.D., located in a C-3 base District approved on June 12, 1986 by the MAPC.

Attachments: [Windwood PUD Layout 1986](#)
[Windwood SFR Application](#)

Mr. Spriggs explained the request noting that this was a previous Planned Unit Development District. This is a formality of a previous site plan that included single family homes. Staff has no objections. Engineering has not objections.

Mr. Tomlinson asked if this is to be built under the original building footprints. Mr. Spriggs noted yes the current plan will be within those limitations.

A motion was made by Lonnie Roberts Jr., seconded by Joe Tomlinson, that this matter be Approved . The motion carried by the following vote.

Aye: 7 - Margaret Norris;Lonnie Roberts Jr.;Joe Tomlinson;Brian Dover;Ron Kelton;John White and Jim Scurlock

Absent: 1 - Paul Hoelscher

COM-11:058 Election of Officers: MAPC Election of Chair/Vice Chair. Current Chair Jerry Halsey, Jr. term to expire 8/31/2011; Current Vice Chair- Lonnie Roberts, Jr. to continue incomplete term. New Vice- Chair to be elected.

A motion was made by Jim Scurlock to nominate Mr. White as Vice Chair; seconded by Ron Kelton, that this matter be Approved; No other nominations were made. Former Vice Chair Mr. Roberts will fulfill the remaining term as MAPC Chairman of Mr. Halsey. The motion carried by the following vote.

Aye: 7 - Margaret Norris;Lonnie Roberts Jr.;Joe Tomlinson;Brian Dover;Ron Kelton;John White and Jim Scurlock

Absent: 1 - Paul Hoelscher

COM-11:059 Conceptual Review: 1206 South Main Street (No action required; Discussion item only; Note: Location/Address has been changed)

G. Hamman, CIVILOGIC requests MAPC conceptual review for his client who desires to alter the existing home at 1206 South Main Street into an establishment for fine dining. Potential Rezoning Applicant requests input from the MAPC on the selection of zoning classification, as well as input regarding their individual views on this particular venture

Attachments: [1206 S. Main Street](#)
[CountyPropertyRecord](#)

Jeff Steiling, Cahoon Steiling Studio Architecture, representing Joshua Spots, who is considering purchasing property at 1206 S. Main. He desires to make it a restaurant and part of his offer to get it rezoned for a restaurant.

Mr. White: Have you had contacted the adjacent owners for petition for this type of use. **Mr. Steiling:** Not yet, we considered locating at 1120 S. Main for the project, but the owner/family didn't want to see their family estate used for a restaurant.

Mr. Kelton: What are your hours of operation and is it take out? **Mr. Steiling:** The concept is to be an upscale fine dining restaurant that is not a crazy party house or late night bar. We want to keep normal hours- lunch on Tuesday thru Friday; closed on Mondays; Tuesday thru Saturday- brunch on Sunday. The property is almost 2 acres. The idea is to have a garden, so it can be a farm table atmosphere. the interior will be luxurious with an upscale feeling.

Mr. Tomlinson: To me it is a commercial venture. It is a true R-2 Zoning which is the wrong zone; if you are asking for rezoning, you are asking for spot zoning. You may have to overcome that. That's all I have to say. **Mr. Kelton:** What about screening? **Mr. Steiling:** It has a 7- ft. wall around it. If you drive by it you won't know it's there. **Mr. Steiling:** It will have a self-contained parking lot; and we will provide for valet parking, and will be leaving the fence walls. **Mr. White** asked if Mr. Spots planned to live there? He replied no. **Mr. White** asked what is the type of occupancy? **Mr. Spots:** we will have two phases. The house is approximately 5,000 s. f. and the downstairs will have dining, the kitchen the atmosphere will be private dining downstairs- holding 50 to 60 occupants. The upstairs will hold the same as well. The existing elevator is still there and is suitable for handicap. **Mr. Scurlock** commented on the general surrounding area being R-2, having the Earl Bell and the Senior Center adjacent. He didn't feel it would be spot zoning.

Mr. White stated that it is important that the applicant does not make a presumption and that he needs to proceed at a minimum expense to explore this opportunity within the neighborhood; Make no presumption about this discussion. He added that he would like to see more publicity; there is an association on Main Street, and he would like to hear from them. What you say sounds good, but be patient and careful as you move forward. **Mr. Kelton** spoke on his experience with bill of assurances and commented that this should be researched as well.

COM-11:060 Text Amendment: Amending City of Ordinances Chapter 117, Definitions and Parking Lot Requirements.

Reccommendation of MAPC to consider: Defining Parking Lot, Seasonal and Special Events and *Amending Zoning Ordinance Section 117-324 (d) (5) Surfacing*, and to provide for alternative parking lot standards, materials, methods, and designs in accordance with the U.S. Green Building Council, Leadership Energy and Environmental Design (LEED) voluntary rating system for large recreational/seasonal use facilities within the City of Jonesboro.

Attachments: [Text Amendment Memo_GreenPavingParkingLots](#)

Planning and Engineering sponsored this amendment. Flexible paving has been proposed for seasonal uses. We have provided two definitions for seasonal use parking lots and special event parking lots. We are asking MAPC to consider this amendment to recommend to Council to allow for the flexible alternative parking. Engineering Department is in agreement with the ordinance.

Mr. Tomlinson: I know that there is a standard for this type of parking? How can you build on these areas? Is it still grass. Mr. Morris: they put down a geo-grid/membrane down. So you can grow grass and and still drive on it and not get stuck and it keeps your impervious surface amounts down. ASU uses it in a lot of area. They put this down for fire access roads. Parks, Ballparks, Fairgrounds are typical uses.

A motion was made by Joe Tomlinson that this item be recommended to City Council for approval, seconded by Lonnie Roberts Jr., that this matter be Approved . The motion carried by the following vote.

Aye: 7 - Margaret Norris;Lonnie Roberts Jr.;Joe Tomlinson;Brian Dover;Ron Kelton;John White and Jim Scurlock

Absent: 1 - Paul Hoelscher

COM-11:013 Discussion of MAPC Bylaws- Voting Procedures:

*All actions taken in an administrative or recommending capacity (including, but not limited to recommendations on special use permits, subdivisions, rezonings, annexations, text amendments, site plan review, planned developments, land use plans, master street plan, or comprehensive plan amendments, shall be complete and shall include a **finding of fact**, listing what the Commission determines to be relevant facts in the case in order to eliminate misleading statements, hearsay, irrelevant, and incomplete recommendations to City Council.*

Item Tabled 5/10/11, 6/14/11, and 7/12/11 by MAPC.

Attachments: [Planning Commission Voting Procedure](#)
 [MAPCBylawsFinal 2009](#)
 [MAPC Bylaws 2011 Proposed Changes](#)

Item Remained Tabled

Item Remained Tabled. We will have sample motions on different circumstances as a framework.

9. Adjournment