



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, May 28, 2024

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

3. Approval of minutes

[MIN-24:051](#) MAPC Minutes: May 14, 2024

Attachments: [5.14.24 MAPC Minutes](#)

4. Miscellaneous Items

[COM-24:018](#) Sidewalk In Lieu: The Reserve at Sage Meadows

Tralan Engineering Inc. on behalf of The Reserve at Sage Meadows, is requesting MAPC approval to pay the Sidewalk "In Lieu" payment of \$4,220 for 43.33 square yards. The current rate is \$97.39 per square yard.

Attachments: [The Reserve at Sage Meadows - Sidewalk Letter](#)

[Overall Site](#)

Legislative History

5/14/24	Metropolitan Area Planning Commission	Tabled
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5. Preliminary Subdivisions

6. Final Subdivisions

7. Conditional Use

8. Rezoning

9. Staff Comments

10. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-24:051

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Minutes

MAPC Minutes: May 14, 2024



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Metropolitan Area Planning Commission

Tuesday, May 14, 2024

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

Present 7 - Lonnie Roberts Jr.; Kevin Bailey; Stephanie Nelson; Jeff Steiling; Paul Ford; Jim Little and Dennis Zolper

Absent 2 - Jimmy Cooper and Monroe Pointer

3. Approval of minutes

[MIN-24:046](#)

MAPC Minutes: April 23rd, 2024

Attachments: [4.23.24 MAPC Minutes](#)

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

Aye: 5 - Kevin Bailey; Stephanie Nelson; Jeff Steiling; Jim Little and Dennis Zolper

Absent: 3 - Jimmy Cooper; Monroe Pointer and Paul Ford

4. Miscellaneous Items

[COM-24:017](#)

Sidewalk In Lieu: 4827 East Johnson Ave

Tralan Engineering Inc. on behalf of Hardware Properties Inc., is requesting MAPC approval to pay the Sidewalk "In Lieu" payment of \$37,550 for 385.56 square yards along East Johnson Ave. The current rate is \$97.39 per square yard.

Attachments: [Ace Hardware - Sidewalk Letter](#)
[Plat](#)

Michael Bogs (Proponent): Michael Bogs with Tralan Engineering this is Todd Gazway the owner, we're looking to get the sidewalk waiver, for the project that we're doing, we're trying to build a canopy there on the west side for lumber storage. The canopy you got over 20 percent of the building coverage, the building size, so it brought about all the different ordinances and stuff, and the sidewalk ordinance is one of them. In this area along Johnson Avenue the highway department doesn't want the sidewalk in the right of way, the best place for the sidewalk in this area, would be up along the highway, the big

drainage ditch and stuff running through there. But since it can't go there, putting it back along the drainage ditch is where it would end up. There's over 100 acres that drains through this ditch and putting the sidewalk in that area would require us to do some retaining walls and things of that nature to build that. So, those are the two reasons why. We are going to install the sidewalk along Disciple Drive we're not asking for a waiver for that, because of our understanding of things coming but we are asking for the waiver of this sidewalk along Johnson.

Lonnie Roberts (Chair): City planner do you have staff comments on this?

Derrel Smith (City Planner): Yes, we would recommend the acceptance of the waiver and the fee in lieu on this.

Lonnie Roberts: Okay then, I'll open up for commissioner questions or comments, regarding the in lieu fee.

Dennis Zolper (Commission): Mr. Chairman?

Lonnie Roberts: Yes sir?

Dennis Zolper: I'd like to make a motion to approve the request for a payment in lieu and on the sidewalk, and I'd just like to make a statement about how good the city of Jonesboro seems to be progressing on sidewalks. Every place you look, there's sidewalk construction.

Lonnie Roberts: I agree. Where we needed them too.

Dennis Zolper: Where people will use them. So congratulations to the city. They did a good job.

A motion was made by Dennis Zolper, seconded by Stephanie Nelson, that this matter be Approved . The motion PASSED with the following vote.

Aye: 5 - Kevin Bailey;Stephanie Nelson;Jeff Steiling;Jim Little and Dennis Zolper

Absent: 3 - Jimmy Cooper;Monroe Pointer and Paul Ford

COM-24:018 Sidewalk In Lieu: The Reserve at Sage Meadows

Tralan Engineering Inc. on behalf of The Reserve at Sage Meadows, is requesting MAPC approval to pay the Sidewalk "In Lieu" payment of \$4,220 for 43.33 square yards. The current rate is \$97.39 per square yard.

Attachments: The Reserve at Sage Meadows - Sidewalk Letter
Overall Site

Lonnie Roberts: For our second item on the agenda which is a sidewalk in lieu of at The Reserve at Sage Meadows, the proponent has asked that we table this, so I'll entertain a motion to table, COM-24-018.

Dennis Zolper (Commission): Mr.Chairman I make a motion to table until the next meeting.

A motion was made by Dennis Zolper, seconded by Jim Little, that this matter be Tabled until the next MAPC meeting. The motion PASSED with the following vote.

Aye: 5 - Kevin Bailey;Stephanie Nelson;Jeff Steiling;Jim Little and Dennis Zolper

Absent: 3 - Jimmy Cooper;Monroe Pointer and Paul Ford

5. Preliminary Subdivisions

6. Final Subdivisions

[PP-24-09](#)

Final Subdivision: Keller's Chapel Plaza at Southern Hills

Jeremy Bevell is requesting final subdivision approval for Keller's Chapel Plaza at Southern Hills; 3 lots on 4.34 acres. This site is located at 1903 Kellers Chapel Road and zoned C-3, general commercial.

Attachments: [Application](#)
 [Plat V2](#)
 [Staff Report](#)

Lonnie Roberts (Chairman): Next item we have on the table, this is a final subdivision plan, this was actually tabled at our April 23rd meeting so I'll entertain a motion to un-table this for discussion.

A motion was made by Kevin Bailey, seconded by Dennis Zolper, that the matter be untabled, and the motion was PASSED with all in favor.

Lonnie Roberts: All those in favor say aye.

Commission: Aye

Lonnie Roberts: Anyone opposed? Okay, so you are un-tabled. So this is a final subdivision at Kellers Chapel Plaza at Southern Hills, Jeremy Bevell is requesting for final subdivision approval, do we have the proponent for this item?

Jeremy Bevel (Proponent): Civil Engineering with Craft and Tool, we're asking for this final plat approval it does create three lots, on Southwest Drive and the Kellers Chapel Road intersection.

Lonnie Roberts: City planner do you have the staff comments on this final subdivision?

Derrel Smith (City Planner): Yes sir we reviewed it and it does meet the requirements of the subdivision code so we would recommend approval.

Unable to transcribe

Lonnie Roberts: Is there anyone here to make a comment on this, if you would please come up to the mic and state your name for the record.

John Keller (Opposed): My name is John Keller, I live on Kellers Chapel Road right there at the stop light, let me ask you a question, how many of you have been out there?

Lonnie Roberts: I go by there all the time.

John Keller: Have you stopped by there on a stop light? There's a 5 way stop light we're talking about here. Which the road's all out there except Keller Chapel Road West is illegal. And all you're doing is putting more stress on Keller Chapel East, going through all those stoplights. Just like tonight when I came out here, I almost got run over by a truck. He was going south and I was trying to go north and it's a mess. So, the more you have out there, the worst it's going to be in that regards. And if you pass it, you don't have anything else do with it, but we gotta live with it. And if you'll come out there about 7:30 every morning you'll see traffic backed up, about a quarter mile to a half mile from Keller Chapel West trying to get out of it. In that sense, and you have no throughway through Keller Chapel East, if you allow the fence to go up out there it blocks the road. I talked to the previous mayor of the city about that. In case of an earthquake or anything of that nature, you might not think, but I was

in San Francisco in 1989 at 5:04, I know it very well, I've never seen anything like it. But you gotta have transportation in and out of that region. I talked to the neighbor that is next door to the house and yeah I'm in favor of getting rid of the house, because it's a disgrace. But they're home don't do any good either. But they're going to gain advantage of property value on that. I'm not here for property value, I'm here for just making that a safe area which I don't feel like it is right now. With all the traffic at the stoplight. Thank you.

Lonnie Roberts: Alright, thank you for your comments.

Paul Ford (Commission): May I ask you a question?

John Keller: Yes sir.

Paul Ford: How do you think denying this will solve the traffic problem?

John Keller: It won't, it won't stop it at all, but it just makes more.

Lonnie Roberts: Is this the case we talked about with the traffic light? Okay do you have any comments on the traffic light improvement, Jeremy?

Jeremy Bevill: So, Southern Hills provided a traffic study and they're working on improving the traffic signal at that intersection, as well as adding an additional lane of traffic on Keller Chapel on both sides of the highway. I guess Keller Chapel Road West and Keller Chapel Road East.

Lonnie Roberts: In addition to your cross-access easement, did I think, hopefully will alleviate some of the issue of getting in and out of your development?

Jeremy Bevill: Yes, this three lot subdivision has internal cross-access easement. That way there's only one entrance to Southwest Drive and one to Keller Chapel Road.

Lonnie Roberts: Okay, Commissioners have any questions or anything to discuss?

Jim Little (Commission): Is that all C-3?

Jeremy Bevill: It is.

Lonnie Roberts: Mr. Ford any other questions?

A motion was made by Dennis Zolper, seconded by Jim Little, that this matter be Approved . The motion PASSED with the following vote.

Aye: 6 - Kevin Bailey;Stephanie Nelson;Jeff Steiling;Paul Ford;Jim Little and Dennis Zolper

Absent: 2 - Jimmy Cooper and Monroe Pointer

7. Conditional Use

8. Rezoning

RZ-23-16

Rezoning: 1006 Warren Street

Carrington Moorehouse is requesting a rezoning from R-1, single family medium density, to RM-12, residential multifamily. This request is for 5.5 acres located east of 1006 Warren.

Attachments: Full Application
23102-2 Plat
Current zoning
Nix Tile Company_20231025_103516
Nix Tile Company_20231025_103826
Rendering
Warren Street Apartment Concept
Rezoning Sign
Staff Summary

Lonnie Roberts (Chair): At the request of the proponent, they're requesting that we table this, so, I'll entertain a motion to table.

Dennis Zolper (Commission): Zolper make a motion to table till the next meeting, Mr.Chairman.

Monica Pearcy (Planner): I believe, they actually requested the June 11th meeting.

Lonnie Roberts: As long we put a certain time, we should be fine to the June 11th meeting.

Dennis Zolper: Yeah that's fine.

A motion was made by Dennis Zolper, seconded by Jim Little, that this matter be Tabled until the June 11th meeting. The motion PASSED with the following vote.

Aye: 6 - Kevin Bailey;Stephanie Nelson;Jeff Steiling;Paul Ford;Jim Little and Dennis Zolper

Absent: 2 - Jimmy Cooper and Monroe Pointer

[RZ-24-09](#)

Rezoning: 6103 Dalton Farmer Drive

Associated Engineering, LLC is requesting a rezoning on behalf of Farmer Enterprises, Inc. from R-1, single family medium density, to I-1, limited industrial. This request is for 3.88 acres located at Dalton Farmer Drive and Dr. MLK Jr. Drive.

Attachments: [Application](#)
[Plat](#)
[Deed](#)
[Notification Letter](#)
[Certified Receipts](#)
[CWL Signed Notification](#)
[Rezone Signs](#)
[Staff Summary](#)

John Easley (Proponent): John Easley with Associated Engineering on behalf of Farmer Enterprises, the owner has property in the area along Dalton Farmer Drive it's already zoned I-1, this particular 3 acre track was probably rezoned R-1 during the 1998 rezoning we had, we're asking to rezone it to I-1 to make it match everything else.

Lonnie Roberts (Chair): Okay, city planner staff comments?

Derrel Smith (City Planner): Yes sir, we reviewed it and it meets all the criteria

for a rezoning so we would recommend approval with the following stipulations:

1. The proposed site shall satisfy all requirements of the city engineer, all requirements of the current storm water drainage design manual and flood plain regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the planning department prior to any redevelopment of the property.
3. Any change of use shall be subject to planning department approval in the future.
4. The site shall meet all requirements of the overlay district.

Lonnie Roberts: Is there anyone here to give public opinion on this rezoning tonight? If not I'll open up for commissioner questions or comments for this one, or a motion.

A motion was made by Jim Little, seconded by Dennis Zolper, that this matter be Approved with stipulations read by the Planning Department. The motion PASSED with the following vote.

Aye: 6 - Kevin Bailey;Stephanie Nelson;Jeff Steiling;Paul Ford;Jim Little and Dennis Zolper

Absent: 2 - Jimmy Cooper and Monroe Pointer

9. Staff Comments

10. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: COM-24:018

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Other
Communications

Sidewalk In Lieu: The Reserve at Sage Meadows

Tralan Engineering Inc. on behalf of The Reserve at Sage Meadows, is requesting MAPC approval to pay the Sidewalk "In Lieu" payment of \$4,220 for 43.33 square yards. The current rate is \$97.39 per square yard.



Tralan Engineering Inc.
2916 Wood Street
Jonesboro, AR 72404
Phone: 1-870-203-9939
Web: www.tralaneng.com
Email: mboggs@tralaneng.com

March 15, 2024

Mr. Derrel Smith
Planning Director
City of Jonesboro
300 South Church Suite 300
Jonesboro, AR 72401

RE: The Reserve at Sage Meadows
Reserve Blvd.
Jonesboro, AR 72401

Dear Mr. Smith,

On behalf of The Reserve at Sage Meadows, LLC our firm is requesting waiver to the Sidewalk Ordinance for the following reason based on number 4 the Exceptions listed in the Sidewalk Ordinance.

Sec. 117-330.b

(4) Other unusual circumstances make the sidewalk installation requirement unreasonable or inappropriate.

1. The property the walk from Deerfield Crossing to Lochmoor Cir was to be constructed on was sold. The six (6) foot walk along Lochmoor Cir. was omitted.

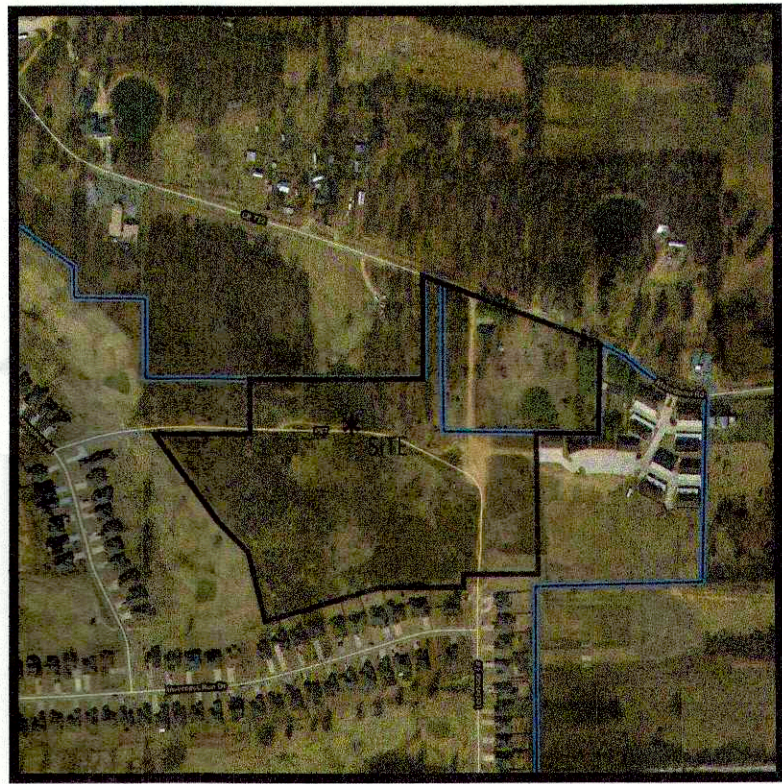
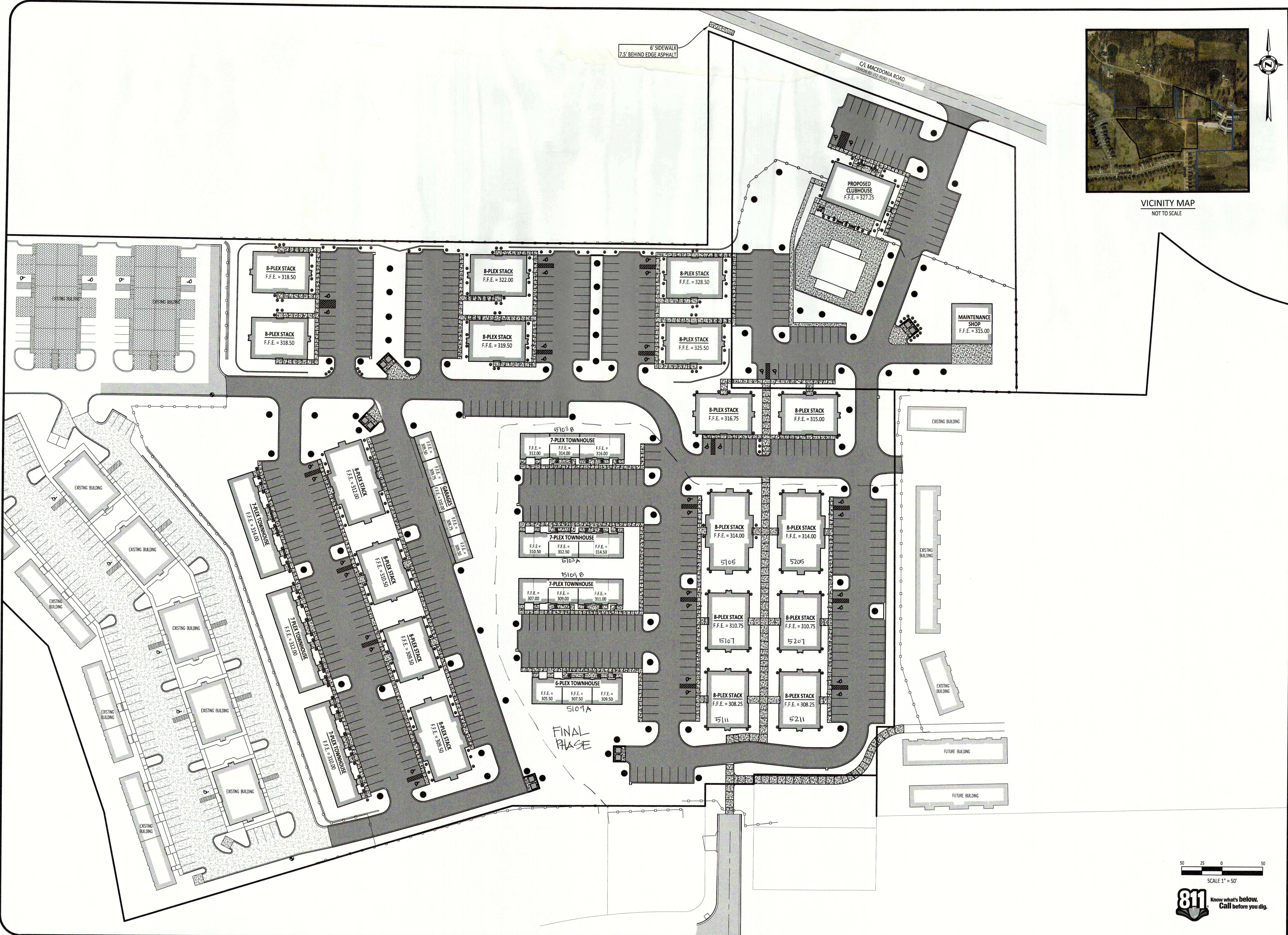
By approving the wavier our client will pay the in lieu of construction fee of \$4,220.00.

Please review the attached information. If you have any questions or comments, please contact me at your convenience.

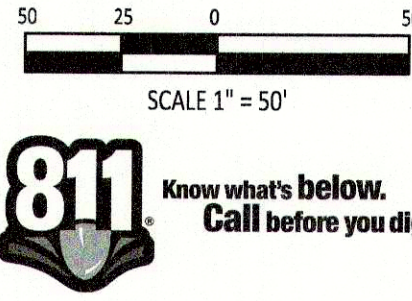
Sincerely,

A handwritten signature in blue ink, appearing to read "Michael A. Boggs", with a long, sweeping horizontal line extending to the right.

Michael Boggs, PE
Project Engineer

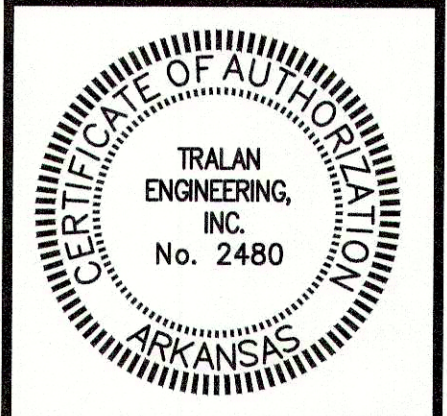


VICINITY MAP
NOT TO SCALE



PROJECT:
THE RESERVE AT SAGE MEADOWS

CLIENT:
THE RESERVE AT SAGE MEADOWS, LLC



REVISIONS		
DATE	BY	DESCRIPTION
10/23/2019	MAB	REV CLUBHOUSE
12/17/2019	MAB	REV PER COJ

DRAWING INFO.	
DRAWN BY:	MAB
DATE:	06/05/2019
SCALE:	1" = 50'
JOB NO.:	19-009
CAD NO.:	

OVERALL SITE
PLAN

SHEET NUMBER:
4 of **25**

COMPANY INFO:
2916 WOOD STREET
JONESBORO, AR 72404
PH: 1-870-203-9999
WWW.TRALANENGINEERING.COM

TRALAN
ENGINEERING