



City of Jonesboro

300 South Church Street
Jonesboro, AR 72401

Meeting Minutes 2 Metropolitan Area Planning Commission

Tuesday, January 14, 2014

5:30 PM

Municipal Center

1. Call to order

2. Roll Call

Present 9 - Lonnie Roberts Jr.; Joe Tomlinson; Brian Dover; Paul Hoelscher; Ron Kelton; Beverly Nix; Kim Schrantz; Jerry Reece and Jim Scurlock

COM-14:003 Election of 2014 Officers:

1. Chair Position
2. Vice_Chair Position

3. Approval of minutes

MIN-14:003 Approval of MAPC Minutes for December 10, 2013

Attachments: [December 10 2013 Metropolitan Area Planning Commission](#)

A motion was made by Beverly Nix, seconded by Jim Scurlock, that this matter be Approved . The motion PASSED with the following vote.

Aye: 8 - Joe Tomlinson; Brian Dover; Paul Hoelscher; Ron Kelton; Beverly Nix; Kim Schrantz; Jerry Reece and Jim Scurlock

4. Micellaneous Items & Site Plan Approvals

COM-14:004 Presentation to the Commission by Mayor Harold Perrin

SP-13-24 Site Plan Approval: 1711 Arch St. - Final

Wesley Abernathy requests MAPC approval for a Final Plan for the Planned Development located at 1711 Arch Street (Terminus of Arch St. North of Henry St., South of the Jonesboro Airport, North of Highway 18/Highland Dr.). It was rezoned as a Planned Development PD-RM District on April 19, 2011.

Attachments: [Proposed Layout](#)
[Proposed Phasing Plan](#)
[Original Layout_Abernathy](#)
[ORD 11 028_HenryArch](#)

A motion was made by Jim Scurlock, seconded by Joe Tomlinson, that this

matter be Approved . The motion PASSED with the following vote.

Aye: 8 - Joe Tomlinson; Brian Dover; Paul Hoelscher; Ron Kelton; Beverly Nix; Kim Schrantz; Jerry Reece and Jim Scurlock

PP-13-31

Replat: Waiver Request - Right of Way

Mr. Terry G. Bare, PS, Haywood, Kenward, Bare Associates, Inc. requests on behalf of Don Latourette, approval of a replat of Latourettes First Addition, to consolidate several lots into one.

Right-of-Way requirements of the Master Street Plan:
Main St the existing R/W is 30' from center, MSP is 50'
Johnson Ave existing R/W is 40' from center, MSP is 60'
Labaume St existing R/W is 27.5 from center, MSP is 30'
Word Ave existing R/W is 20' from center, MSP is 30'

Attachments: [Latourette Plat](#)

A motion was made by Jim Scurlock, seconded by Jerry Reece, that this matter be Approved . The motion PASSED with the following vote.

Aye: 6 - Brian Dover; Ron Kelton; Beverly Nix; Kim Schrantz; Jerry Reece and Jim Scurlock

Nay: 2 - Joe Tomlinson and Paul Hoelscher

SP-13-32

Preliminary Site Plan Review:

George Hamman, Civilogic, on behalf of Northeast Arkansas Clinic Properties, LLC, requests Preliminary Site Plan Approval for Ridgecrest Nursing Home to be located at the rear of 5508 & 5512 E. Johnson Avenue on a site recently rezoned to C-3 L.U.O. by Ordinance ORD-13:046.

Attachments: [Ridgecrest Nursing Home - Plan](#)
[Rezoning Plat](#)
[Ordinance 13:046](#)
[MP 13-27 Ridgecrest Minor Plat - Not been filed](#)

no action taken -- will come back in February

5. Final Subdivisions

6. Conditional Use

7. Rezoning

RZ-13-23

RZ 13-23 Ms. Sharon & Herb Stallings (owner) request approval of a rezoning from C-5 Neighborhood Commercial and R-2 Single Family Residential to CR-1 L.U.O, Neighborhood Commercial District- for 1.55 acres of property located at 2904 and 2906 Stallings Lane at Red Wolf Blvd. (Stadium). This item was acted on by the MAPC prior. Applicant is requesting a reconsideration and change in application.

Attachments: [Staff Summary](#)
 [Application](#)
 [Rezoning Plat Updated](#)
 [HistoryZoningPlat](#)
 [ORD06_165](#)
 [Overview of Stallings Family Ownership](#)

Applicant: Mr. Kevin McClafin (agent), on behalf of Herb Stallings (owner) appeared before the Commission stating that the property is located on 1.5 acres located on the northwest corner of Stallings Road and Stadium Blvd. The property is currently zoned R-2 and C-5 for neighborhood commercial. We are planning to rezoned the property C-3, Limited Use Overlay (L.U.O.).

Staff:

Mr. Spriggs gave staff summary comments: Consistency is achieved with the proposed Land Use Plan recommendations and the Master Street Plan in terms of right-of-way width recommendations.

The various departments and reviewing agencies have had an opportunity to review the proposed layout under the Limited Use Overlay process. The M.P.O. office forwarded comments and recommends that the proposed drive be resituated more towards the west property line. Moving the drive as far away from the intersection as possible is ideal, otherwise stacking-egress conflicts will result with site traffic. (As shown on the aerial view, even under existing traffic conditions, intersection queues extend beyond the proposed drive.)

See Staff Report analysis below for other covered comments.

Public Input:

Dwayne Sims, (Opposition appeared with other residents (approx. 8). 1304 Pardew St.: Stated that he lives down from Red Wolf Blvd. in the fourth house from the location of the land proposed. For us that live on Pardew, it is an issue of quality of life. Every since they opened Stallings Lane to Stadium, we have had a tremendous amount of traffic turning on Stallings Lane, coming on to Pardew Dr., and hitting Nettleton Ave. They are trying to avoid the Nettleton Ave. intersection, even though the City just finished the turn lane on Stadium. In the mornings and when they are coming home at about 5:20 pm, the traffic will back up to Stallings Lane from Red Wolf Blvd., just past Pardew and sometimes past Oakdale Dr. , the next street over. To put another reason for people to stop and do something will put a burden and add a large amount of traffic to deal with. This will be a quality of life issue. There are some other people that live on the upper end of the street, and we all feel that this would not be a good addition and we feel it should remain as it is, without additional commercial buildings there.

Chair closed public debate.

Commission Deliberation:

Mr. Kelton asked in relation to the intersection of Stallings Lane to Pardew St. , where will the entrance be? Mr. McClafin illustrated on the layout where the drive would be and stated that the intent is to move it as far away from Stadium as possible. It may shift a little further west.

Mr. Hoelscher: Stated that his main concern beyond traffic is this particular type of establishment is typically over lit by lighting at night. As he understands- by City Ordinances, we are trying to maintain lighting from spillage on to adjacent properties. Depending on hours of operation, the spillage of light will be difficult to avoid.

Mr. McClafin: Yes, to an extent, but they have light fixtures that have cut-off to where it won't go past the property line, and they can use those on this site. They will also have a 6- ft. wood fence facing the residential and also landscaping as a screen. Mr. Hoelscher: What are the proposed hours of operation?

Mr. McClafin: Typically, they operate from 6am -11pm, 7 days a week.

Mr. Reece: Spoke on the issue of quality of life. That whole area has been owned by the Stallings family. If it were a quality of life thing, he stated he didn't feel the owners would do that. They wouldn't do anything to affect the quality of life of that property or anyone else's property. If this one doesn't come, then something else will come, and there would be some form of commercial on that corner. This situation here may slow down the traffic on Stallings Lane. The Stallings family would have as much to lose as the residents on Pardew and Oakdale Dr.

Ms. Nix: On the driveway, will there be only one into the business? Mr. McClafin: Yes. My thought is to have it away from Red Wolf as possible. Ms. Nix: As Mr. Spriggs has mentioned, are you agreeable to that?

Mr. McClafin: Stated yes. And as he has stated- we will be doing a traffic study and bring it back to the MAPC. And, we have to bring our site plan back with the traffic analysis, for review by the Planning Commission. During that review process, we will be tweaking the site layout per the City's recommendation.

Commission Action:

Motion was made by Mr. Reece to approve the request and adopt the rezoning per the staff recommendations and stipulations, with a recommendation to the City Council as stated. Seconded by Joe Tomlinson, that this matter be Recommended to Council. The motion PASSED with the following vote.

Aye: 6 - Joe Tomlinson;Ron Kelton;Beverly Nix;Kim Schrantz;Jerry Reece and Jim Scurlock

Nay: 2 - Brian Dover and Paul Hoelscher

8. Staff Comments

9. Adjournment