



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Council Agenda City Council

Tuesday, June 2, 2015

5:30 PM

Municipal Center

PUBLIC WORKS COMMITTEE MEETING AT 5:00 P.M.

City Council Chambers, Municipal Center

FINANCE COMMITTEE SPECIAL CALLED MEETING AT 5:15 P.M.

City Council Chambers, Municipal Center

1. CALL TO ORDER BY MAYOR PERRIN AT 5:30 P.M.

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. ROLL CALL BY CITY CLERK DONNA JACKSON

4. SPECIAL PRESENTATIONS

[COM-15:026](#) Grants Department presentation by Heather Clark, Grants Administrator

Sponsors: Mayor's Office and Grants

5. CONSENT AGENDA

All items listed below will be voted on in one motion unless a council member requests a separate action on one or more items.

[MIN-15:053](#) Minutes for the special called City Council meeting on May 13, 2015

Attachments: [Minutes](#)

[MIN-15:055](#) Minutes for the City Council meeting on May 19, 2015

Attachments: [Minutes](#)

6. NEW BUSINESS

ORDINANCES ON FIRST READING

[ORD-15:028](#) AN ORDINANCE ADOPTING BY REFERENCE THE 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE TO THE JONESBORO CODE OF ORDINANCES WITH RESPECT TO MULTI-FAMILY HOUSING IN THE CITY OF JONESBORO

Sponsors: Inspections

Legislative History

5/19/15 Public Safety Council Recommended to Council
 Committee

7. UNFINISHED BUSINESS

ORDINANCES ON SECOND READING

ORD-15:029 AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING
ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO
C-3 LUO FOR PROPERTY LOCATED AT 2814 WOOD STREET AS REQUESTED BY
JET PROPERTIES

Attachments: [Plat](#)
 [MAPC Report](#)
 [Letter from Cathedral Baptist Church](#)

Legislative History

5/19/15 City Council Held at one reading

8. MAYOR'S REPORTS

9. CITY COUNCIL REPORTS

10. PUBLIC COMMENTS

Public Comments are limited to 5 minutes per person for a total of 15 minutes.

11. ADJOURNMENT



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Legislation Details (With Text)

File #: COM-15:026 **Version:** 1 **Name:** Grants Department presentation by Grants Administrator Heather Clark
Type: Other Communications **Status:** To Be Introduced
File created: 4/20/2015 **In control:** City Council
On agenda: 6/2/2015 **Final action:**
Title: Grants Department presentation by Heather Clark, Grants Administrator
Sponsors: Mayor's Office, Grants
Indexes: Presentations
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Grants Department presentation by Heather Clark, Grants Administrator



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Legislation Details (With Text)

File #: MIN-15:053 **Version:** 1 **Name:**
Type: Minutes **Status:** To Be Introduced
File created: 5/14/2015 **In control:** City Council
On agenda: **Final action:**
Title: Minutes for the special called City Council meeting on May 13, 2015
Sponsors:
Indexes:
Code sections:
Attachments: [Minutes](#)

Date	Ver.	Action By	Action	Result
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Minutes for the special called City Council meeting on May 13, 2015



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes City Council

Wednesday, May 13, 2015

4:00 PM

Municipal Center

Special Called Meeting

1. CALL TO ORDER BY MAYOR PERRIN AT 4:00 P.M.

2. ROLL CALL BY CITY CLERK DONNA JACKSON

Present 10 - Ann Williams; Charles Frierson; Chris Moore; John Street; Tim McCall; Gene Vance; Chris Gibson; Rennell Woods; Charles Coleman and Todd Burton

Absent 2 - Darrel Dover and Mitch Johnson

3. NEW BUSINESS

COM-15:033

Policy audit concerning the current City Council rules and procedures

Attachments:

[State Code](#)

[Motions](#)

[Policies & Procedures](#)

[Procedural Rules for Municipal Officials](#)

[Ethics Statement](#)

Nominating & Rules Chairman Chris Gibson explained the reason for the special called meeting is to audit the Council's rules and procedures. He asked City Clerk Donna Jackson to review the current Council procedures and if any of the aldermen would like to make changes they can be submitted through Ms. Jackson's office in order for her to put together working document for the next meeting. He also asked that all questions be held until the end of the meeting.

Ms. Jackson showed the Council State Code A.C.A. 14-43-501 which details the state law regarding organization of the city council. (Attached to minutes) She noted it states aldermen should meet at the first council meeting in January to organize the city council. She further read the state law and stated the law indicates the mayor can vote to establish a quorum only at regular meetings of the city council, not special called meetings.

Ms. Jackson then presented the Council with information showing what motions require three-fourths vote as well as two-thirds votes. (Attached to minutes)

Ms. Jackson discussed the current rules and procedures. (Attached to minutes) She explained the difference between a regularly scheduled Council meeting and a special called Council meeting. Special meetings are called by three or more aldermen, or by the mayor. If called by three or more aldermen, only those aldermen can cancel the meeting and all of them have to agree to cancel the meeting. Councilman Moore asked if the mayor could cancel a meeting that was called by

aldermen. Ms. Jackson answered the person(s) who call the meeting is the only one who can cancel the meeting. The press has to be notified two hours prior to a meeting time and also have to be notified of cancellations with a two hour frame. She explained the reason for the special called meeting must be stated and only those items can be considered.

She then discussed the conduct rules detailed. She noted aldermen who abstain from voting also cannot participate in discussions and must state the reason for the abstention. She noted the Freedom of Information procedure is very short and more could be added due to the recent hiring of the Director of Communications.

Ms. Jackson discussed Council agendas and noted the Council has the authority at regular meetings to rearrange their agenda. She pointed out the public comment section is for citizens to voice their concerns about non-agenda items only. That does not mean that debate or discussion is to be held.

Committee meetings were then discussed. Ms. Jackson noted according to the rules and procedures in order for a committee to make a recommendation to the Council on an item a majority vote is needed by the committee. It was also noted that the procedures do not allow for the mayor to count towards the quorum of a committee meeting; rather, the procedures state a majority of the committee shall be necessary to constitute a quorum.

Further discussion was held concerning the current rules and procedures.

Councilman Vance asked whether the Ethics Disclosure that the aldermen fill out every year is required by state law or if it's by city ordinance. Ms. Jackson stated the disclosure is required by city ordinance, as stated in the rules and procedures, so the Council can change that if they want to.

Ms. Jackson noted that areas such as the public comments section, how citizen legislation is presented to the Council, the FOI policy, walk-ons and the process for calling special meetings have been debated recently and should be looked at during their consideration of the rules and procedures.

Chairman Gibson asked if agendas for special called meetings need to be adjusted to ensure that the only topic(s) discussed is the one for which the meeting was called. He explained in special meetings the agenda is formatted the same as if it was a regular meeting, including Other Business and Public Comments. But, if a special meeting can only cover specific topics he questioned whether the agenda should omit those other areas.

Mayor Perrin stated he has several things he would like to submit for changes to the procedures. He discussed public comments and stated it is his understanding that public comments are not for asking questions. Dialogue, discussion and debate is not to be held under public comments. He noted he will have to be more careful about that during Council meetings. Councilman Moore added that the rules also state public comments are for non-agenda items only and aren't to bring up a topic that was earlier on the agenda. Councilman Street stated the Municipal League recommends Council adjourns the meeting and then hold public comments that way they can be sure no business can be acted upon. Chairman Gibson asked what other cities do that. Mayor Perrin stated North Little Rock adjourns the meeting and then goes into public comment. Councilman Vance stated he likes that idea because it would take away the tendency to respond to the comments being made. Councilman Moore asked who would conduct the public comments section if the meeting stands adjourned. Councilman Street stated the Mayor would still conduct the meeting. City

Attorney Carol Duncan noted a clock could be put on the screen to show the time in order to make sure the public comments don't run long. Councilman Street indicated he would submit that request for a change. Further discussion was held concerning public comments. Chairman Gibson reiterated that all changes are to be submitted to the Clerk's Office so she can put together a working document.

Councilman Burton pointed out that in the current rules and procedures it states that the Council can allow for more time, but if the meeting is no longer being conducted then they can't vote to make it longer. So, the wording with that will also need to be cleaned up. Councilman Vance stated he would be willing to stay for an hour as long as something constructive is taking place. Councilman Moore agreed, explaining that goes back to who will be conducting the meeting. Councilman Vance proposed having a public hearing before or after the Council meeting to allow for public comments. Ms. Jackson recommended having it before the Council meeting so citizens wouldn't have to wait till the end of the meeting to discuss their issue. Mayor Perrin agreed, stating that would also limit the discussion so it doesn't take long. Further discussion was held concerning public comments.

Councilman Vance stated he has questions about the Ethics Disclosure from the standpoint that it doesn't define "family." He explained he thinks the definition of family should be restricted to those people who live in the household. But, it shouldn't include brothers, etc. He further explained the word "family" is too general. Mayor Perrin stated he's not sure the Ethics Disclosure is needed because a lot of the information is stated on the Statement of Financial Interest that is required by state law to be filled out every year.

Mayor Perrin then discussed citizen legislation and how the process for hearing it. He explained city legislation goes to the a committee first before being presented to the Council. Councilman Vance stated citizens should get a Council member to sponsor a piece of legislation and then have it go through the proper procedure.

Mayor Perrin stated he should be allowed to add something to an agenda for a regular meeting without having to go through a committee chair. He explained he thinks it's a waste of time to have to call the committee chair, who will then in turn have to call the Clerk's Office to add something to the agenda.

Mayor Perrin added he will be submitting changes that have to deal with the administration. He stated an important matter to look at is how the citizens can present something to the Council. Ms. Jackson explained in the past she has referred items to a committee to be heard. Councilman Street stated he thinks a committee is the proper place to submit citizen legislation. City Attorney Duncan further explained the question is whether a citizen can bring something to the Clerk's Office and it be placed on an agenda, or if it has to be sponsored by an alderman and/or the Mayor and then taken to a committee. She stated that needs to be specified in the rules so everyone is clear what the procedure is. Ms. Jackson added that also goes back to notifying the chair of items that are going to be added to a committee meeting because the chair is the presiding officer of the committee. Mayor Perrin stated he understands the intent, but he always contacts the chair of a committee.

It was clarified that citizens can submit something to an alderman and/or the Mayor to be sponsored and taken to a committee and then on to the Council, if that's the will of the committee. City Attorney Duncan added that they also need to question whether a citizen can take an item to any alderman or if it has to be an alderman on that particular committee that would hear the item. Councilman Moore stated he thinks any alderman should have the ability to submit something to another committee, whether they sit on that committee or not.

Mayor Perrin stated that discussion is why a lot of cities have moved to a committee of the whole because everyone will hear everything at the same time. Councilman Street pointed out that he did some research and found where committees are actually used to reduce the workload put on Council members and reduces the length and frequency of Council meetings. He also found that over the past few decades cities have used increasingly used committee systems. The use of committee systems is growing in larger cities with Mayor/Council form of government. He noted the National League of Cities endorses the system Jonesboro uses now. Councilman McCall agreed, adding his concern is longer meetings that may result in items being rushed on the agenda without being fully researched.

This item was Filed.

4. PUBLIC COMMENTS

5. ADJOURNMENT

With no further business, the meeting was adjourned.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Legislation Details (With Text)

File #: MIN-15:055 **Version:** 1 **Name:**
Type: Minutes **Status:** To Be Introduced
File created: 5/20/2015 **In control:** City Council
On agenda: **Final action:**
Title: Minutes for the City Council meeting on May 19, 2015
Sponsors:
Indexes:
Code sections:
Attachments: [Minutes](#)

Date	Ver.	Action By	Action	Result
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Minutes for the City Council meeting on May 19, 2015



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes City Council

Tuesday, May 19, 2015

5:30 PM

Municipal Center

PUBLIC SAFETY COMMITTEE MEETING AT 5:00 P.M.

1. CALL TO ORDER BY MAYOR PERRIN AT 5:30 P.M.

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. ROLL CALL BY CITY CLERK DONNA JACKSON

Present 11 - Darrel Dover; Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Tim McCall; Gene Vance; Chris Gibson; Charles Coleman and Todd Burton

Absent 1 - Rennell Woods

4. SPECIAL PRESENTATIONS

[COM-15:030](#)

Carol Johnson with the Fair Housing Commission presentation "Affirmatively Furthering Fair Housing"

Sponsors: Grants

Ms. Johnson discussed the Fair Housing Act. She noted we're all protected by the act. The City of Jonesboro is an entitlement city that receives HUD funding to sustain communities and build open access to housing. She commended Jonesboro on revising the familial status section of the city code and looking at impediments to fair housing and open access in Jonesboro. HUD requires that the cities who receive funds look at ways to affirmatively further fair housing. Ms. Johnson then discussed the recent moratorium on multi-family housing. She noted moratoriums can be helpful, but can also be dangerous so they have to be instituted in a way that the goals will be furthered. They need to be in compliance with the Fair Housing Act.

Ms. Johnson stated they get a lot of requests concerning reasonable accommodations, which are accommodations for people with physical or mental disabilities. She explained that would come into play in the city is when a housing providers wants to look at housing for people with disabilities. That may include group home requests and variances to ordinances to allow group homes in certain areas of the city. She recommended the city look at the totality of a request when deciding on variances in order to have a nexus between the request that's being asked for and the disability of the tenants. If the accommodation is beneficial to the persons with disability, the law says the city "shall" provide the reasonable accommodation.

Councilman Moore asked if they provide a pamphlet or documentation discussing those issues. Ms. Johnson answered yes and she would be happy to provide that to the Council members. They also have a website at www.fairhousing.arkansas.gov

that details the Fair Housing Act.

This item was Filed.

5. CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Councilman Chris Moore, seconded by Councilman Chris Gibson, to Approve the Consent Agenda. The motioned PASSED

Aye: 11 - Darrel Dover; Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Tim McCall; Gene Vance; Chris Gibson; Charles Coleman and Todd Burton

Absent: 1 - Rennell Woods

MIN-15:047

Minutes for the City Council meeting on May 5, 2015

Attachments: [Minutes](#)

This item was APPROVED on the consent agenda.

RES-15:073

A RESOLUTION TO THE CITY OF JONESBORO TO CONDEMN CERTAIN REAL PROPERTY LOCATED IN THE CITY OF JONESBORO AT 916 HOPE AVENUE, JONESBORO, ARKANSAS FOR THE PURPOSE OF STREET IMPROVEMENTS

Sponsors: Engineering

Attachments: [Appraisal](#)

This item was APPROVED on the consent agenda.

Enactment No: R-EN-073-2015

RES-15:074

A RESOLUTION TO THE CITY OF JONESBORO TO CONDEMN CERTAIN REAL PROPERTY LOCATED IN THE CITY OF JONESBORO AT TRACT 2, HWY 351/AGGIE ROAD INTERSECTION (AHTD 100790 - TRACT 2), JONESBORO, ARKANSAS FOR THE PURPOSE OF ROADWAY IMPROVEMENTS

Sponsors: Engineering

Attachments: [Appraisal - Tract 2](#)

This item was APPROVED on the consent agenda.

Enactment No: R-EN-074-2015

RES-15:076

RESOLUTION AUTHORIZING CITY OF JONESBORO MAYOR TO RELEASE THE LIEN ON PROPERTY AS DESCRIBED: LOT 4 of Beacons and Bridges First Addition to the City of Jonesboro, Craighead County, Arkansas, Replat of Lots 6, 7, and 8 of Watkins Subdivision of a part of the Southeast Quarter of the Southwest Quarter of Section 8, Township 14 North, Range 4 East, as shown by Plat recorded in Plat Cabinet "C" page 193 and subject to easements and rights of way of record.

Sponsors: Grants

Attachments: [Commitment \(AR\).pdf](#)
JBcopier@lenderstitle.com [20150422_132008.pdf](#)

This item was **APPROVED** on the consent agenda.

Enactment No: R-EN-075-2015

RES-15:083

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH ABILITIES UNLIMITED OF JONESBORO, INC. TO PERFORM RECYCLING SERVICES FOR THE RESIDENTS OF THE CITY

Sponsors: Finance

Attachments: [Abilities Unlimited Recycling Contract](#)
[Bid 2015-15 Blue Bag Recycle pickup specs](#)

This item was **APPROVED** on the consent agenda.

Enactment No: R-EN-076-2015

6. NEW BUSINESS

ORDINANCES ON FIRST READING

ORD-15:029

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-3 LUO FOR PROPERTY LOCATED AT 2814 WOOD STREET AS REQUESTED BY JET PROPERTIES

Attachments: [Plat](#)
[MAPC Report](#)
[Letter from Cathedral Baptist Church](#)

Councilman Street offered the ordinance for first reading by title only.

City Planner Otis Spriggs explained there was a lot of discussion from the general public between the Planning Commission and city staff. There were concerns about the district being requested and the possible uses. There were also some concerns from the nearby residents, which the Planning Commission then placed restrictions on the property.

A representative from Cathedral Baptist Church stated they appreciate the limitations and offered their help if needed.

Mr. Eric Kriner, 819 Amberwood Cove, spoke in opposition to the rezoning. He expressed concern that they do not know what will be on the property He stated this is a residential area that is a nice neighborhood. They don't want their property values to be negatively affected by commercial development. He asked that if the city does approve the rezoning that there won't be a Wood Street access point. He further discussed the neighborhood and stated a buffer zone may not be enough for all of the residents. He asked the Council to also consider the future implications of what may go on the property once there's a new owner.

Mr. Gary Rogers, 2815 Wood Street, also spoke in opposition to the rezoning. He

stated he wants the neighborhood to remain a great place to live. While they don't know what is going to be built there, many of the approved uses under the C-3 LUO could be detrimental to the neighborhood. They requested something in writing that further restricts the uses of the property, but he has not agreed to any further restrictions. He asked the Council to consider further restrictions and added they would give the Council a list of what they think is detrimental. Mr. Rogers also expressed concern about the access off Wood Street.

Ms. Robin Crisp, 821 Amberwood, spoke in opposition to the rezoning. She discussed her property and the impact the development may have on it. She expressed concern about noise and light pollution. She asked that the Council take those concerns into consideration and not zone it commercial.

Mr. Michael Boggs with Tralan Engineering represented the firm rezoning the property. They are working with the city and will continue to work with the city. They will work with the city to ensure the buffer is adequate and won't spill light onto surrounding properties. They are leaving trees along the fence line to help with the buffer. Regarding a drive on Wood Street, Mr. Boggs stated they are requesting the drive be on Alexander but if the Highway Department denies it then they would like to the ability to put it on Wood Street. They believe the project will be beneficial and meets all criteria including the Land Use Plan.

A motion was made by Councilman Darrel Dover, seconded by Councilman John Street, that this matter be Held at one reading . The motion PASSED with the following vote.

Aye: 11 - Darrel Dover; Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Tim McCall; Gene Vance; Chris Gibson; Charles Coleman and Todd Burton

Absent: 1 - Rennell Woods

7. UNFINISHED BUSINESS

ORDINANCES ON THIRD READING

ORD-15:020

AN ORDINANCE TO AMEND THE 2014 BUDGET ORDINANCE FOR THE CITY OF JONESBORO

Sponsors: Finance

After adoption of the ordinance, Councilman Johnson motioned, seconded by Councilman Vance, to adopt the emergency clause. All voted aye.

A motion was made by Councilman Gene Vance, seconded by Councilwoman Ann Williams, that this matter be Passed . The motion PASSED with the following vote.

Aye: 11 - Darrel Dover; Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Tim McCall; Gene Vance; Chris Gibson; Charles Coleman and Todd Burton

Absent: 1 - Rennell Woods

Enactment No: O-EN-024-2015

ORD-15:023

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM RESIDENTIAL R-1 TO RESIDENTIAL MULTI-FAMILY RM-8 LUO FOR PROPERTY

LOCATED AT 3905 HILL DRIVE AS REQUESTED BY ERIC BURCH

Attachments: [Plat](#)
 [MAPC Report](#)

Councilman Moore asked if there was any opposition. Mayor Perrin stated he didn't know of any.

A motion was made by Councilman Chris Moore, seconded by Councilwoman Ann Williams, that this matter be Passed . The motion PASSED with the following vote.

Aye: 11 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson;Charles Coleman and Todd Burton

Absent: 1 - Rennell Woods

Enactment No: O-EN-025-2015

ORD-15:027

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 AND I-2 TO C-3 LUO FOR PROPERTY LOCATED AT 7310 EAST HIGHLAND DRIVE AS REQUESTED BY TINA COOTS

Attachments: [Plat](#)
 [MAPC Report](#)

Councilman Dover questioned whether there was any opposition. Mr. Spriggs answered no.

A motion was made by Councilman John Street, seconded by Councilman Mitch Johnson, that this matter be Passed . The motion PASSED with the following vote.

Aye: 11 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson;Charles Coleman and Todd Burton

Absent: 1 - Rennell Woods

Enactment No: O-EN-026-2015

8. MAYOR'S REPORTS

Mayor Perrin reported on the following items:

All department heads attended Freedom of Information training through the Attorney General's Office at the Municipal Center.

Jonesboro's 6th Annual Special Needs Concert was held at the Fowler Center to a large crowd. People from Louisiana were in attendance.

He performed the State of the City Address at the Rotary Club. They were impressed with the progress made in 2014.

The Homeless Initiative Committee met last week and had a full house. The homeless issue needs to be addressed in the city. The beds at the Salvation Army are almost always full. Walnut Street Baptist Church is in the process of purchasing property for homelessness.

This past Saturday was the Kids and Family Expo. He thanked E-911 Director Jeff Presley for his work. They fingerprinted over 1,200 kids at the event.

The Citizens Bank building did not sell. He met with the City Attorney today and some other people concerning other opportunities.

Tomorrow he will be attending the Municipal League Executive Committee meeting in Little Rock.

The city's Salary and Longevity Committee will be meeting this Thursday.

About two years ago Fisher & Arnold drafted parking spaces for Joe Mack Campbell Park. At the time, the expenses were over \$300,000. They are looking at the project again due to the additional need because of soccer events. The city can use the Street Department and the annual bid on contracts, such as concrete, and get it built for \$250,000. City Water & Light donated the lighting. They would like to go ahead and build the parking lot and amend the budget at the end of the year. They will be adding 260 parking spots.

Last month building permits totaled over \$5.5 million in commercial and \$6.1 million in residential. Growth is continuing and is showing no signs of slowing down.

At the Public Safety Committee meeting the Property Maintenance Code was discussed. It will be held at three separate meetings at Council. He will also be holding a public hearing on June 11, 2015, at 6:00 p.m. to discuss the code. It's only for three doors or more. He will be appointing a committee to add other things, such as rental homes, industrial and commercial.

He received a letter commending the Street Department for work they recently did.

COM-15:031

Jonesboro Airport Commission financial statement for April 30, 2015

Sponsors: Municipal Airport Commission

Attachments: [Financial Statement](#)

This item was Filed.

9. CITY COUNCIL REPORTS

Councilman Street asked when the mosquito spraying will begin. Mayor Perrin stated he thinks they've already started working with their trucks. They will have an aerial spray on July 4th.

Councilman Gibson reminded everyone that changes to the Council rules and procedures need to be submitted to City Clerk Donna Jackson by Wednesday at 5 p.m. She will put together a working document so they can move forward.

Councilman Moore also stated the City Clerk will need three copies of the property maintenance code for her files. City Clerk Jackson explained her office will have to run a two week public notice prior to hearing the ordinance, but she hasn't been provided the three copies. Mayor Perrin stated he will get the copies to her tomorrow.

Councilman Coleman informed the Council the Fisher Street Community in Action will have a cleanup event on June 27th. The event will be Patrick Street to Fourth Street and Belt Street to Front Street. They will start at 8 a.m. and go until 1 p.m.

Councilman Coleman stated he met with someone from Wendy's on Matthews Avenue. He asked if the city has any agreement with the railroad regarding cleaning up the ditch in that area. Mayor Perrin answered the city has done it because they have tried to discuss it with the railroad, but it was quicker for the city to do it. He added once the ditch dries up they will contact the railroad to clean up the ditch.

10. PUBLIC COMMENTS

Mr. Bill Smith, 314 S. Main Street, thanked the Mayor and staff for their work with the report concerning bicycle connectivity between downtown and Arkansas State. He asked for a status update. Mayor Perrin explained they met with the company about three weeks ago and will meet again after other decisions are made. He added he will check on it. Mr. Smith stated some of the things will help with connectivity and public safety for the Arkansas State students as well.

Director of Communications Fritz Gisler made announcements concerning city business. The city pool will be opening Saturday, May 23rd, at 1 p.m. The Parks Department has openings for lifeguards. Trash collection will not take place on Monday, May 25th, due to the Memorial Day Holiday. Monday routes will be picked up on Tuesday along with Tuesday routes. The rest of the week will be on regular schedule.

Mr. Eugene Holloway, 408 Marshall Street, asked about RES-15:083 regarding Abilities Unlimited doing recycling for the city. The North Jonesboro Initiative is about to discuss commercial recycling with some companies along Johnson, so he would like to know when the Abilities Unlimited services will start. Mayor Perrin stated the resolution was just approved, so it will be about three to four weeks before the services start. He noted the city will continue to pick up the recycling until Abilities Unlimited takes over.

11. ADJOURNMENT

A motion was made by Councilman Mitch Johnson, seconded by Councilman Chris Moore, that this meeting be Adjourned . The motion PASSED with the following vote.

Aye: 11 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson;Charles Coleman and Todd Burton

Absent: 1 - Rennell Woods

_____ Date: _____

Harold Perrin, Mayor

Attest:

_____ Date: _____

Donna Jackson, City Clerk



Legislation Details (With Text)

File #: ORD-15:028 **Version:** 1 **Name:** Adopting the 2012 International Property Maintenance Code

Type: Ordinance **Status:** First Reading

File created: 5/6/2015 **In control:** Public Safety Council Committee

On agenda: **Final action:**

Title: AN ORDINANCE ADOPTING BY REFERENCE THE 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE TO THE JONESBORO CODE OF ORDINANCES WITH RESPECT TO MULTI-FAMILY HOUSING IN THE CITY OF JONESBORO

Sponsors: Inspections

Indexes: Technical Code

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
5/19/2015	1	Public Safety Council Committee		

AN ORDINANCE ADOPTING BY REFERENCE THE 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE TO THE JONESBORO CODE OF ORDINANCES WITH RESPECT TO MULTI-FAMILY HOUSING IN THE CITY OF JONESBORO
 WHEREAS, the City of Jonesboro, Arkansas desires to ensure that the City has multi-family housing that is safe and secure for the citizens of Jonesboro; and

WHEREAS, the City of Jonesboro has defined a multi-family dwelling as a dwelling designed for or occupied by three or more families living independently of each other, exclusive of auto or trailer courts or camps, hotels or motels; and

WHEREAS, the City of Jonesboro desires to adopt by reference a certain technical code entitled 2012 International Property Maintenance Code, and all future amendments and/or editions which may follow; and

WHEREAS, the City of Jonesboro desires to apply said code to all multi-family dwellings within the city limits in order to establish and clarify requirements on said dwellings so as to safeguard the life, health, safety of its citizens and the protection of property within the City of Jonesboro, Arkansas.; and

WHEREAS, the City of Jonesboro Inspections Department has reviewed said technical code and advertised for public comment on the adoption of named technical code to the Jonesboro Code of Ordinances; and

WHEREAS, the Public Safety committee has addressed all public comments received and has approved said technical code and forwarded said code to City Council for adoption; and

WHEREAS, pursuant to ACA 14-55-207, public notice was given of the City's intent to adopt said technical code by reference, advertised that three (3) copies of the document were on file and available for public review and examination in the Office of City Clerk.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS THAT:

SECTION ONE: There is hereby adopted by reference by the City of Jonesboro, Arkansas a certain technical code known as the 2012 International Property Maintenance Code and said code shall be included in the Jonesboro City Code of Ordinances.

SECTION TWO: That Chapter 105, of the Jonesboro Code of Ordinances entitled Buildings and Building Regulations shall be amended by adding Article 11, entitled the 2012 International Property Maintenance Code.

SECTION THREE: The 2012 International Property Maintenance Code shall govern locally, and that nothing in this ordinance or in the code hereby adopted shall be constructed to affect any existing suit or proceeding, nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.



Legislation Details (With Text)

File #:	ORD-15:029	Version:	1	Name:	Rezoning at 2814 Wood Street
Type:	Ordinance	Status:		Status:	Second Reading
File created:	5/14/2015	In control:		In control:	City Council
On agenda:		Final action:			
Title:	AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-3 LUO FOR PROPERTY LOCATED AT 2814 WOOD STREET AS REQUESTED BY JET PROPERTIES				
Sponsors:					
Indexes:	Rezoning				
Code sections:					
Attachments:	Plat MAPC Report Letter from Cathedral Baptist Church				

Date	Ver.	Action By	Action	Result
5/19/2015	1	City Council		

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES;
BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

SECTION 1:

CHAPTER 117, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS BE AMENDED AS RECOMMENDED BY THE METROPOLITAN AREA PLANNING COMMISSION BY THE CHANGES IN ZONING CLASSIFICATION AS FOLLOWS:

FROM: Residential, R-1
TO: General Commercial District, C-3 LUO

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

PART OF THE N 1/2 OF S 1/4 OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 3 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A:

BEGIN AT THE WEST CORNER OF LOT 1 OF CATHEDRAL BAPTIST CHURCH ADDITION; THENCE N 51°41' W ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 63 BYPASS 29'; THENCE N 48°56' W ON SAID RIGHT-OF-WAY LINE 202.4'; TO THE SOUTHEASTERLY LINE OF WOOD STREET U.S. HIGHWAY NO. 63 BYPASS RIGHT-OF-WAY; THENCE N 31°36' E ALONG SAID RIGHT-OF-WAY LINE 100.2' TO A RIGHT-OF-WAY MARKER; THENCE CONTINUE N 31°36' E 1' TO

A FENCE; THENCE N 88°54' E ALONG SAID FENCE 55.6'; THENCE N 89°02' E ALONG SAID FENCE 50'; THENCE N 89°16' E ALONG SAID FENCE 50'; THENCE N89°09'E ALONG SAID FENCE 50'; THENCE N 88°21' E ALONG SAID FENCE 50'; THENCE N 86°45' E ALONG SAID FENCE 31.2' TO THE WEST LINE OF LOT 2 OF CATHEDRAL BAPTIST CHURCH ADDITION; THENCE S3°10'W ON THE WEST LINE OF AFORESAID LOTS 1 AND 2 - 244' TO A CORNER OF SAID LOT 1; THENCE WEST ON A LINE OF SAID LOT 1 - 150.9' TO THE POINT OF BEGINNING, CONTAINING 64,277 SQUARE FEET.

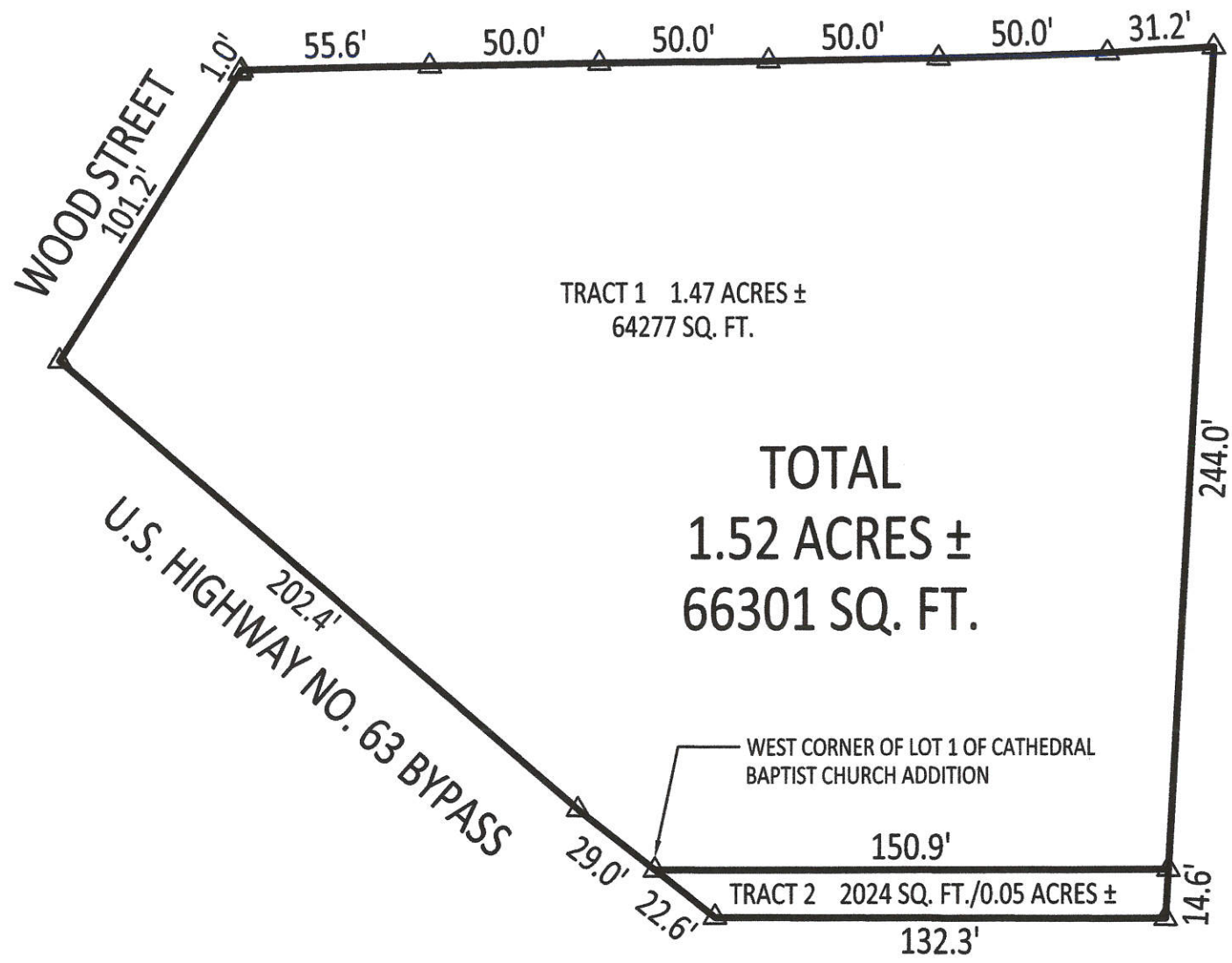
TRACT B:

BEGIN AT THE WEST CORNER OF LOT 1 OF CATHEDRAL BAPTIST CHURCH ADDITION; THENCE S 51°41' E ON THE SOUTHWESTERLY LINE OF SAID LOT 1 - 22.6' TO A FENCE; THENCE S 89°46' E ALONG SAID FENCE 132.3' TO A WEST LINE OF SAID LOT 1 PRODUCED SOUTH; THENCE N 3°10' E ON A WEST LINE OF SAID LOT 1 PRODUCED SOUTH 14.6' TO A CORNER OF SAID LOT 1; THENCE WEST ON A LINE OF SAID LOT 1 - 150.9' TO THE POINT OF BEGINNING, CONTAINING 2,024 SQUARE FEET.

SECTION 2:

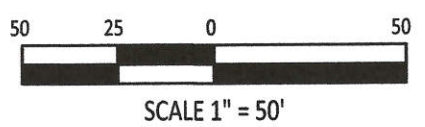
THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING STIPULATIONS:

1. THE PROPOSED SITE SHALL SATISFY ALL REQUIREMENTS OF THE CITY ENGINEER, ALL REQUIREMENTS OF THE CURRENT STORMWATER DRAINAGE DESIGN MANUAL AND FLOOD PLAIN REGULATIONS.
2. A FINAL SITE PLAN SUBJECT TO ALL ORDINANCE REQUIREMENTS SHALL BE SUBMITTED, REVIEWED, AND APPROVED BY THE MAPC, PRIOR TO ANY REDEVELOPMENT OF THE PROPERTY.
3. THE APPLICANT/SUCCESSORS AGREE TO COMPLY WITH THE MASTER STREET PLAN RECOMMENDATION FOR ALEXANDER DR. AND WOOD STREET UPON ANY FUTURE REDEVELOPMENT OF THE SITE.
4. THE PROPERTY SHALL BE REDEVELOPED UNDER THE "C-3" GENERAL COMMERCIAL STANDARDS AND SITE ACCESS CODES AND GUIDELINES.
5. ALL DRIVEWAYS TO THE PROPERTY SHALL BE LIMITED TO ALEXANDER DRIVE UNLESS A DRIVEWAY PERMIT CANNOT BE ACQUIRED FROM THE ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT.
6. THE FOLOWING USES SHOULD BE PROHIBITED AS PART OF A LIMITED USE:
 - A. BILLBOARD
 - B. AUTO REPAIR
 - C. GAS STATION
 - D. ALCOHOL OR TOBACCO RETAIL SERVICES
 - E. ADULT ENTERTAINMENT FACILITIES
 - F. ANIMAL CARE USES
 - G. CARWASH



LEGEND

- FOUND MONUMENT
- ⊙ SET MONUMENT
- △ CALCULATED (NOT SET)



DESCRIPTION AS PROVIDED

PART OF THE N ½ OF S ¼ OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 3 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A: BEGIN AT THE WEST CORNER OF LOT 1 OF CATHEDRAL BAPTIST CHURCH ADDITION; THENCE N 51°41' W ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 63 BYPASS 29'; THENCE N 48°56' W ON SAID RIGHT-OF-WAY LINE 202.4'; TO THE SOUTHEASTERLY LINE OF WOOD STREET U.S. HIGHWAY NO. 63 BYPASS RIGHT-OF-WAY; THENCE N 31°36' E ALONG SAID RIGHT-OF-WAY LINE 100.2' TO A RIGHT-OF-WAY MARKER; THENCE CONTINUE N 31°36' E 1' TO A FENCE; THENCE N 88°54' E ALONG SAID FENCE 55.6'; THENCE N 89°02' E ALONG SAID FENCE 50'; THENCE N 89°16' E ALONG SAID FENCE 50'; THENCE N89°09'E ALONG SAID FENCE 50'; THENCE N 88°21' E ALONG SAID FENCE 50'; THENCE N 86°45' E ALONG SAID FENCE 31.2' TO THE WEST LINE OF LOT 2 OF CATHEDRAL BAPTIST CHURCH ADDITION; THENCE S3°10'W ON THE WEST LINE OF AFORESAID LOTS 1 AND 2 - 244' TO A CORNER OF SAID LOT 1; THENCE WEST ON A LINE OF SAID LOT 1 - 150.9' TO THE POINT OF BEGINNING, CONTAINING 64,277 SQUARE FEET.

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OWNERS CERTIFICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND I HEREBY REQUEST A REZONING CHANGE OF:

R-1 TO C-3 LUO

OWNER: Loris C. Craig, Trustee
 SIGNATURE: Loris C. Craig, Trustee
 DATE: April 14, 2015

NOTES

1. REFERENCE DOCUMENTS USED:
 - RECORD PLAT, BY J.L. SCRAPE P.S. 2515, RECORDED IN BOOK D, PAGE 82.
2. SUBJECT PROPERTY IS CURRENTLY ZONED R-1.
3. CURRENT R-1 BUILDING SETBACKS
 - FRONT = 25'
 - REAR = 25'
 - SIDE = 7.5'
4. THERE HAS BEEN NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.

REZONING MAP

CLIENT:
CHRISTOPHER BAUGH

COMPANY INFO:
2916 WOOD STREET
JONESBORO, AR 72404
PH: 1-870-203-9939
WWW.TRALANENG.COM



NOT A BOUNDARY SURVEY



DRAWING INFO

DRAWN BY:	JDB	SCALE:	1" = 50'
DATE:	4/13/2015	JOB NO.:	15-041

15-041
REZONING MAP

SHEET NUMBER:
1 of **1**

City of Jonesboro Metropolitan City Council
Staff Report – RZ 15-06: 2814 Wood Street.
 Municipal Center - 300 S. Church St.
For Consideration by the Commission on May 19, 2015

REQUEST: To consider a rezoning of the land containing 1.52 acres more or less.

PURPOSE: A request to rezone property from “R-1” to “C-3 LUO” General Commercial and consider a recommendation of approval by the MAPC to City Council (See MAPC Record of Proceedings below).

**APPLICANT/
OWNER:** **Christopher L. Baugh**, 2502 Rosewood Circle, Jonesboro, AR
Doris C. Crisp, Trustee, 602 Wilkins, Jonesboro, AR

LOCATION: 2814 Wood Street., Jonesboro, AR, at the SE intersection of Alexander Drive and fronting on Hwy. 63.

SITE DESCRIPTION: **Tract Size:** 1.52 Acres/66,301 sq. ft.
Street Frontage (feet): 254 ft. on Alexander Dr.; 102.2 ft on Wood Street.
Topography: Primarily Moderately Sloping Topography from 20 ft. to the SE.
Existing Development: Vacant and used for residential purposes.

SURROUNDING	<u>ZONE</u>	<u>LAND USE</u>
CONDITIONS:	North: R-1	Residential
	South: Access Road /HWY	Interstate 63
	East: C-5	Church
	West: R-1	Residential

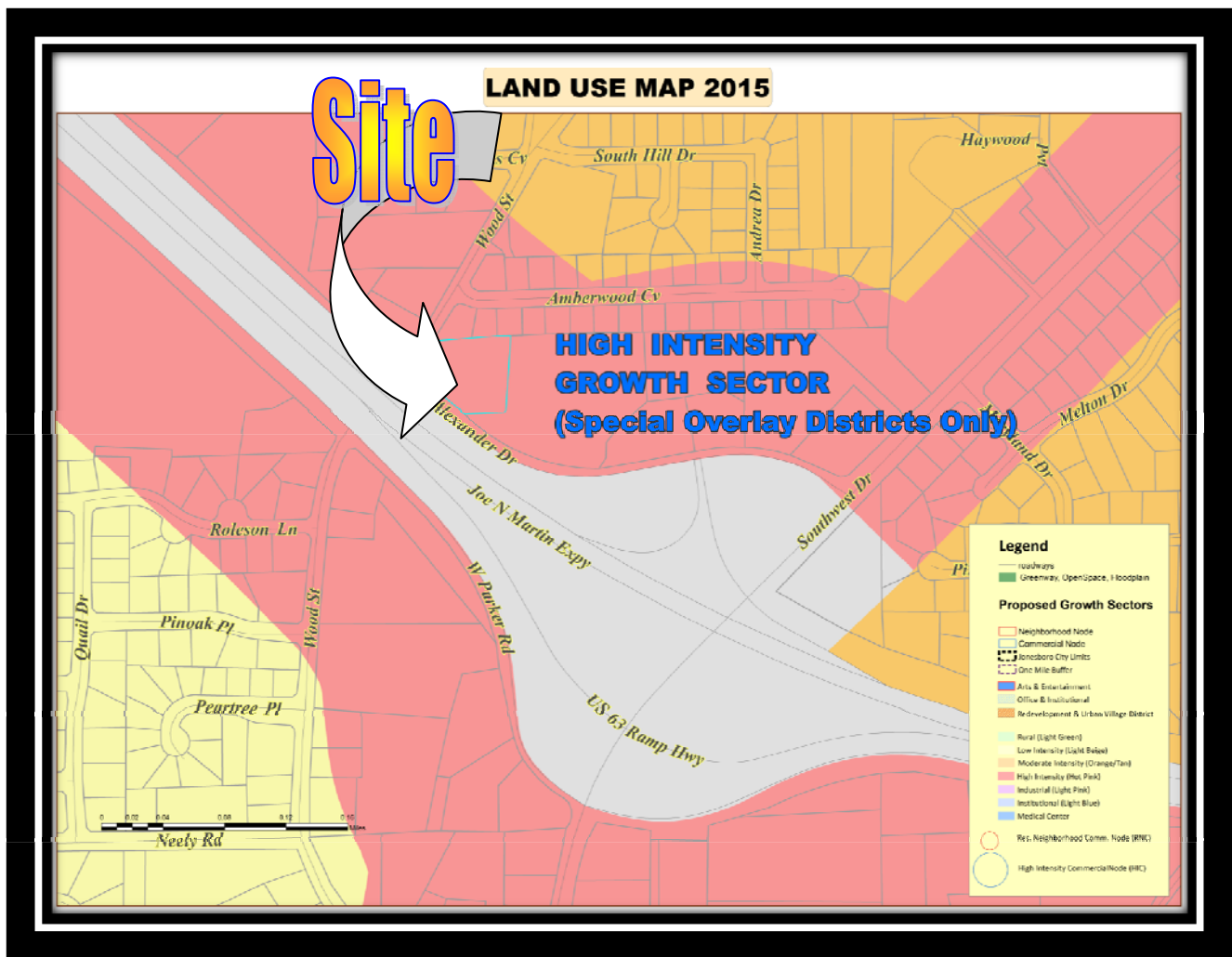
HISTORY: No Property History: This property is not platted. It currently has an existing single family residential home.

ZONING ANALYSIS

City Planning Staff has reviewed the proposed Zone Change and offers the following findings:

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The Current/Adopted Land Use Map recommends this location as a High Intensity Commercial Node; therefore the request for General Commercial is consistent with the adopted Land Use Map. Commercial and office uses for this site would be highly consistent with the area if consideration of buffering is provided for the residential to remain directly north. Screening and scale of structure should be a high priority.










Adopted Future Land Use Map

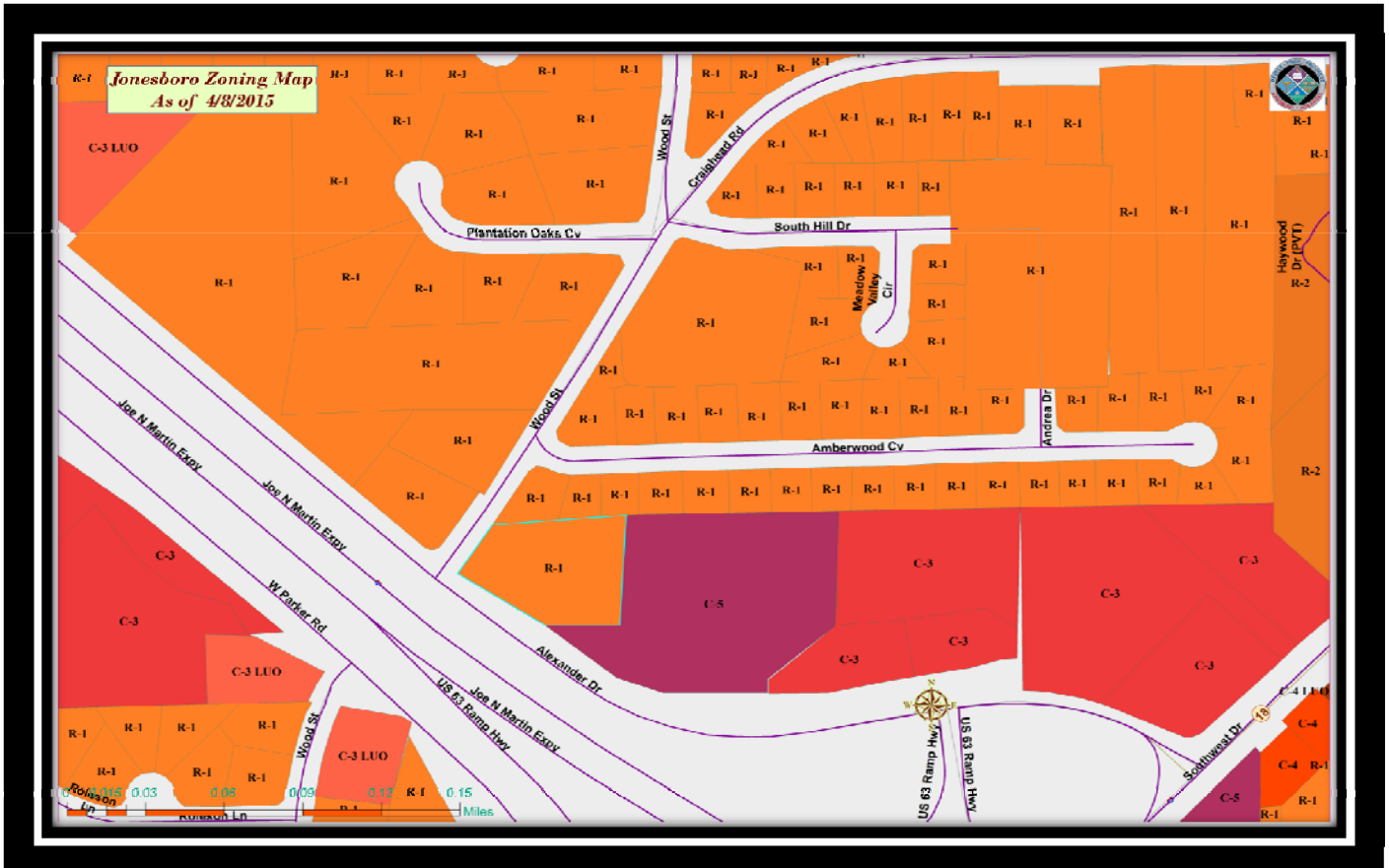
Master Street Plan/Transportation

The subject property is served by Alexander Drive (AHDT Right-of-Way) and Wood Street, a local road. A major expressway bypasses the subject site on the Master Street plan.

Approval Criteria- Chapter 117 - Amendments:

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the MAPC or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following:

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed rezoning as C-3 General Commercial District is consistent with the Adopted Land Use Plan (High Intensity Commercial Node).	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	Consistency would be achieved if rezoned.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility would be achieved if rezoned.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Land is not suitable for residential uses with frontage on the expressway/access road.	
(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;	Not detrimental to nearby property. Existing Major Arterials should support any proposed commercial uses with proper access management. Final Site plans should be subject to MAPC approval with attention to buffering and screening.	
(f) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant; and	Property has remained used as residential.	
(g) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services	Existing Major Arterials should support any proposed commercial uses with proper access management. Final Site plans should be subject to MAPC approval.	



Current Zoning Map



Vicinity/ Aerial Map

Departmental/Agency Reviews:

The following departments and agencies were contacted for review and comments.

Department/Agency	Reports/ Comments	Status
Engineering	No issues were reported to date.	Attended the MAPC Pre-Meeting
Streets/Sanitation	No issues were reported to date.	
Police	No issues were reported to date.	
Fire Department	No problems with this Petition	Attended the MAPC Pre-Meeting
MPO	No problems with this Petition	Attended the MAPC Pre-Meeting
Jets	No issues were reported to date.	
Utility Companies	CWL reported no Issues	Attended the MAPC Pre-Meeting

Staff Findings/Applicant’s Purpose:

The applicant is not proposing any particular use on the subject property currently, but hopes to market the property for commercial purposes to begin as early as (6) months. The applicant notes also that this land is not appealing for a residential development. The applicant further states the subject property would be very compatible with the surrounding area and is adjacent property that is zoned C-5/C3 to the east. There are numerous commercially zone properties along Highway 63 including recent properties that were rezoned to the West of the subject property. The City of Jonesboro Zoning Resolution **Table of Minimum Dimension Requirements for the C-3 General Commercial Districts** is copied below:

Dimension	CR-1	C-4	C-3	C-2	C-1	I-1	I-1
<i>Minimum lot size</i>							
Single-family (sq. ft.)	6,500	NP	NP	6,000	NS	NP	NP
Duplex (sq. ft.)	7,200	NP	NP	7,200	NS	NP	NP
Multifamily (area/family)	NP	NP	NP	3,600	NS	NP	NP
Nonresidential uses (sq. ft.)	6,500	6,500	6,500	6,500	NS	6,500	10,000
Minimum lot width (all uses)	50'	50'	50'	50'	25'	50'	100'
Minimum lot depth (all uses)	100'	100'	100'	100'	NS	100'	100'
<i>Street setback</i>							
Residential uses	25'	NP	NP	25'	NS	25'	NP
Nonresidential uses	25'	25'	25'	25'	NS	25'	100'
Interior side setback							
Residential uses	7.5'	10'	NP	10'	NS	10'	NP
Nonresidential uses	10'	10'	10'	10'	NS	10'	25'
<i>Rear setback</i>							
Residential uses	20'	20'	NP	20'	NS	20'	NP
Nonresidential uses	20'	20'	20'	20'	NS	20'	25'
Maximum lot coverage (all uses)	50%	50%	60%	50%	100%	60%	60%
Percent of total lot area (building floor area)	20	20	NS	20	NS	NS	NS

Note.

NP = Not permitted.

NS = No standard.

Zoning compliance/ Other Zoning Code Analysis:

The applicant has requested a rezoning to a “C-3”, General Commercial District, L.U.O. The following are the permissive/conditional uses within the C-3 General Commercial.

List of Commercial Uses	C-3 General Commercial	List of Commercial Uses	C-3 General Commercial
<i>Civic and commercial uses</i>		<i>Civic and commercial uses</i>	
Animal care, general	Permitted	Nursing home	Permitted
Animal care, limited	Permitted	Office, general	Permitted
Auditorium or stadium	Conditional	Parking lot, commercial	Permitted
Automated teller machine	Permitted	Parks and recreation	Permitted
Bank or financial institution	Permitted	Pawn shops	Permitted
Bed and breakfast	Permitted	Post office	Permitted
Carwash	Permitted	Recreation/entertainment, indoor	Permitted
Cemetery	Permitted	Recreation/entertainment, outdoor	Permitted
Church	Permitted	Recreational vehicle park	Permitted
College or university	Permitted	Restaurant, fast-food	Permitted
Communication tower	Conditional	Restaurant, general	Permitted
		Retail/service	Permitted
Convenience store	Permitted	Safety services	Permitted
Day care, limited (family home)	Permitted	School, elementary, middle and high	Permitted
Day care, general	Permitted	Service station	Permitted
Entertainment, adult	Conditional	Sign, off-premises*	Permitted
Funeral home	Permitted	Utility, major	Conditional
Golf course	Permitted	Utility, minor	Permitted
Government service	Permitted	Vehicle and equipment sales	Permitted
Hospital	Permitted	Vehicle repair, general	Permitted
Hotel or motel	Permitted	Vehicle repair, limited	Permitted
Library	Permitted	Vocational school	Permitted
Medical service/office	Permitted	Warehouse, residential (mini) storage	Conditional
Museum	Permitted	<i>Industrial, manufacturing and extractive uses</i>	
<i>Agricultural uses</i>		Freight terminal	Conditional
Agriculture, animal	Conditional	Research services	Conditional
Agriculture, farmers market	Permitted	Alcohol or Tobacco Retail	Added By Staff

The rezoning of this property should adhere to the following considerations for the uses:

The following uses should be prohibited as a part of a Limited Use, if agreed by the applicant:

- 1. Billboards, Auto Repair, 2. Gas Stations, 3. Alcohol or Tobacco Retail Services, and 4. Adult Entertainment Facilities, and 5. Animal Care.**

MAPC RECORD OF PROCEEDINGS: Public Hearing Held on May 12, 2015:

Applicant: Mr. Michael Boggs, TraLan Engineering, representing the owner stated that his client is looking to rezone the property from R-1 to C-3 L.U.O., with the stipulations and limitations noted in the Staff Report. We are looking to redevelop this property. We have met with several surrounding owners, some were neutral and others were opposed with certain concerns. We addressed as many as we could. We feel that this rezoning will be beneficial to the City of Jonesboro and the surrounding area, and ask that you approve this and move it forward to City Council.

Staff:

Mr. Otis Spriggs gave summary comments from the Staff Report which lists the surrounding conditions. To the immediate west and north are single family homes; Arberwood Cove Subdivision to the immediate north. C-5 church use lies to the immediate east, and highway/access road to the south. The Master Street and Land Use Plans would be complied with. The Land Use Map recommends high intense growth sector uses, which would provide for some form of overlay district that would allow for concerns of residentially abutting properties. Consistency is achieved with the Land Use Plan. Any type of negatives could be dealt with if property screening and buffering is provided, and those are addressed in the conditions proposed. Surrounding zoning conditions were shown on the provide maps, which also shows other property recently zoned to the far west (1/2 mile west) and developed as Commercial. To the far-east is the Outback Commercial Shopping Center.

Mr. Spriggs: Development requests for review were sent to the various departments and reviewing agencies. Comments were received from M.P.O., Engineering, Fire Department and City Water Light, who were all present in the pre-meeting, all noting concurrence and no issues with the request.

Mr. Spriggs: Parameters and requirements for the C-3 General Commercial District were noted in the report. Less desirable uses next to residential properties were highlighted. The applicant has agreed to an exclusion list and the Conditions are listed to address staff concerns. Staff feels that if this property is zoned to what lies to the west, that the site could be developed in a responsible way to fit-in next to the residential with certain controls. The conditions were read.

Public Comment: (5 Stood in Opposition)

Mr. Eric Kriner, 819 Amberwood Cove: Stated that his property is adjoining that which is under consideration for rezoning, and seeing that none of us have been informed of the type of use proposed, nor of any buffer zone, we urge you to deny application and recommend that it remains residential.

Robin Criss, 821 Amberwood Cove: Adjourning the subject property and we are asking that it be denied.

Gary W. Rodgers, 2815 Wood St. Neighbor and he is for nor opposed to this. I am not able to say it's a good thing or bad thing.

Referring to the report it was mentioned that the proposed zoning would not be detrimental to nearby property. I do not see anything in the report that supports this. It is based on an opinion and I do not see what it is based on.

Mr. Rodgers: The address of this property is 2814 Wood St. There are lots of pictures shown how ever none shown standing from 2814 looking towards the houses to the west. You would see that there are nothing but houses there.

Mr. Rodgers: I feel that the properties would be affected negatively or positively. Folks that live there will be affected. Give proper consideration to the people that live there and not just a map. He added that he has lived there since 1986 and want to make sure that is still a great place to live after you make your decision.

Janet Harden: 2810 Wood St., She supports what has been already said. She lives next to the property and with what you are considering making commercial. I do think that it will affect the residential area, whether positively or negatively. I ask that you would consider or reconsider that. 5 in opposition stood. .

Sheryl Rodgers: 2815 Wood St., Stated that she has a couple of considerations on the layout of that area. The part that opens on to Wood Street access is a concern; it's a very narrow access point. It would not be a good thing to have an opening there. Speaking with the Engineer, it's my understanding that they haven't decided on a use or site plan layout. Nothing has been committed to writing, and that could change. We are concerned about use, access and we live directly across the street and are concerned about any buffers that will go there. Where is the evidence to base that on?

Mr. Spriggs addressed questions raised to staff, regarding the "detrimental" question, noting that there are some things that are allowed to occur in a C-3 District that we listed that could be detriment or undesirable next to residential uses. We provided that menu list and we worked backward from there. All of the concerns noted in the report can be addressed by conditions approved by the MAPC. The type of use would drive the impacts such as traffic volume, access. Some commercial office uses do not have high traffic demand nor customers visiting other than by appointment only. The size of the lot would dictate the amount of lot coverage, this being a smaller lot. The Planning Commission can use controls under the site plan to assure that the use fits within the area and control any detriments as listed in the criteria for considering rezoning such as: drainage problems, odor, noise, traffic problem impacts, light pollution as noted in the staff report.

Mr. Scurlock: Can we control the access on to the site, and deny access off Wood Street and provide for substantial boundary buffers?

Mr. Spriggs stated that we could; however, we would not want to prevent a use that could perhaps only demand 5 or so cars visiting per day to be developed on the lot, only because we have placed restrictions that will not ever allow certain allowances. Once you go over a certain traffic volume or threshold, the Planning Commission has that authority to control those uses during the Site Plan Review process. However, the Highway Department has complete control over the access on and off Alexander Dr. and will dictate what happens on that frontage. There are other possibilities for cross access that could happen.

Mr. Scurlock: Stated that his problem is that he does not want the developer to go through a lot of work, effort, and costs. If I turned this down because of some substantial entrance/access off of Wood Street, because we are meeting residential and commercial really close together. I think there is a place it could work out, but I like to be fair to everybody, and I do not think a major entrance off of Wood St. would work.

Mr. Boggs: We would like to wait until the actual Site Plan Review, and we do not want to place a lot of restraints on a piece of property. We could wait until that point to limit the access and lay the site plan out the best way it could be accommodated.

Chairman Lonnie Roberts: I guess what Mr. Scurlock is saying that you do not want to tie-up a lot of development fees at the time of the Site Plan review, and should we condition it now during the rezoning? I request what the pleasure of the Commission is?

Mr. Kelton: Can that be part of the original approval. **Mr. Spriggs:** Are you meaning the ordinance? **Mr. Spriggs** stated that the MAPC can approve the case based on any conditions. **Mr. Kelton** stated that he does not agree with any entrance off of Wood Street.

Mr. Reece: Is there any provision provided for fencing? The same issue came up on Stallings lane and Hwy. 63. Can we approve this with limitations that we would see at the site plan approval?

Attorney Carol Duncan clarified stating that she is not sure that everyone understands that we are not allowed to ask what type of development or use is going there legally. We are not to ask are you placing a fast food restaurant there for example.

Mr. Hoelscher: My concern is the property mentioned on Stallings Lane, where even though the City has an ordinance preventing certain light fixtures, depending on what goes there. Fencing and landscaping will not prevent high lighting and the affect on residential.

Mr. Spriggs stated that the lighting can be controlled with the codes where as lighting cannot be allowed to spill off on the residential and the photometric readings have to read "0" foot candles at the property lines. **Mr. Hoelscher:** Hours of operation on uses such as Carwashes could be a problem.

Mr. Spriggs offered Staff's assistance to help craft any conditions on any areas that you feel we need to address in terms of impacts.

Commission Action:

Mr. Kelton added a condition No. 6 to stated that Egress/Ingress should be limited to Alexander Dr. and not provided on Wood Street. **Travis Fischer**, TraLan Engineering approached the Commission asking if that could be modified to state that unless it is cumbersome by the Highway Department (if it is an impossibility). **Mr. Kelton** agreed to modify that if it is an impossibility created by the highway department, to not land lock the property from access.

Motion** was made by **Mr. Kelton** to place Rezoning Case RZ15-06 on the floor for consideration, a rezoning from R-1 Single Family Residential to "C-3" L.U.O., General Commercial, Limited Use Overlay as presented; and we, the MAPC recommend approval to Council and find that the rezoning is consistent with the Planning Area and Land Use Plan recommendations. This approval is contingent upon the satisfaction of the noted 6 conditions. **Motion was seconded by Mr. Scurlock.

Action/Vote- 6-1 Approval: Mr. Kelton- Aye; Mr. Cooper- Aye; Mr. Perkins- Aye; Mr. Bailey- Aye; Mr. Hoelscher- Aye; Mr. Scurlock- Aye; Mr. Reece- Nay; Absent was Mrs. Schrantz; Mr. Lonnie Roberts, Jr. was Chair.

Limited Use Overlay Districts (L.U.-O.):

Within Chapter 117, Section 117-140, L.U.O. district may be applied in combination with any base zoning district. The designation may be requested by an applicant or proposed by the Planning Commission or City Council during their consideration of a rezoning request. Note that the submitted application is not for a Limited Use Overlay.

When accompanied by a rezoning request from the property owner, the LUO district can be used to restrict the use and property development standards of an underlying base zoning district, as applied to specific parcels of land. All LUO requirements are in addition to, and supplement all other applicable standards and requirements of the underlying zoning district. Restrictions and conditions imposed by an LUO district are limited to the following:

- a. Prohibiting otherwise permitted or conditional uses and accessory uses or making a permitted use a conditional use;
- b. Decreasing the number or density of dwelling units that may be constructed on the site;
- c. Limiting the size of nonresidential buildings that may be placed on a site;
- d. Increasing minimum lot size or lot width;
- e. Increasing minimum yard and setback requirements; and
- f. Restricting access to abutting properties and nearby roads.

To provide any conditions with any recommendation of approval to Council, an overlay approach is needed, and the applicant chose the method of the Limited Use Overlay option to this rezoning, to insure compatibility is achieved and maintained within this residentially surrounded area.

Access Management Issues:

Attention to the following codes should be also given:

Sec. 117-327. - Corner visibility.

On corner lots at intersecting two-way streets, nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially impede vision between a height of two feet and eight feet above curb grade within the triangular area formed by an imaginary line that follows street side property lines, and a line connecting them, 25 feet from their point of intersection.

Sec. 117-325. - Driveways and access; multifamily and nonresidential. The following standards shall apply to all driveways providing access to multifamily or nonresidential uses.

(1) *General standards.*

- a. Access to property shall be allowed only by way of driveways, and no other portion of the lot frontage shall be used for ingress or egress. Continuous curb cuts are prohibited.
- b. Driveway design shall be such that minimization of interference with through street traffic is achieved, and shall be subject to approval of the city engineer. The types of vehicles that a driveway is intended to serve shall be a prime factor in determining the acceptable radii of driveways.
- c. Provisions for circulation between adjacent parcels should be provided through coordinated or joint parking system.

(2) *Driveway spacing.*

- a. *Arterial streets.* Direct access to any arterial street shall be limited to the following restrictions:

1. *Spacing from signalized intersections.* All driveways providing access to arterial streets shall be constructed so that the point of tangency of the curb return radius closest to a signalized or stop sign-controlled intersection is at least 120 feet from the perpendicular curb face of the intersecting street. In the event that this standard cannot be met because of an unusually narrow or shallow lot size, the city engineer may approve a reduction in spacing as long as the reduction does not result in an unsafe traffic condition.
 2. *Spacing from other, nonsignalized, access points.* All driveways providing access to arterial streets shall be constructed so that the point of tangency of the curb return radius closest to any nonsignalized street or driveway intersection is at least 80 feet from the perpendicular curb face of the intersecting street or driveway. In the event that this standard cannot be met because of an unusually narrow or shallow lot size, the city engineer may approve a reduction in spacing as long as the reduction does not result in an unsafe traffic condition.
- b. *Collector streets.* Direct access to collector streets shall be regulated in accordance with the following standards:
1. *Spacing from signalized intersections.* All driveways providing access to collector streets shall be constructed so that the point of tangency of the curb return radius closest to a signalized or stop sign-controlled intersection is at least 120 feet from the perpendicular curb face of an intersecting arterial street and 80 feet from the perpendicular curb face of an intersecting collector or local street. In the event that this standard cannot be met because of an unusually narrow or shallow lot size, the city engineer may approve a reduction in spacing as long as the reduction does not result in an unsafe traffic condition.
 2. *Spacing from other, non-signalized, access points.* All driveways providing access to collector streets shall be constructed so that the point of tangency of the curb return radius closest to a no signalized street or driveway intersection is at least 80 feet from the perpendicular curb face of the intersecting street or driveway. In the event that this standard cannot be met because of an unusually narrow or shallow lot size, the city engineer may approve a reduction in spacing as long as the reduction does not result in an unsafe traffic condition.
- c. *Driveways per parcel.*
1. At least one driveway shall be permitted for any lot. Shared driveways shall be recommended for lots that have less than 150 feet of frontage.
 2. Driveways shall be located a minimum of 20 feet from the side property lines. A separation of 40 feet is required between the driveways on one lot and the driveways on the adjacent lots. Driveways on the same lot shall be no closer than 50 feet to each other.
 3. Driveways on corner lots shall be located as far away from the intersection as possible.
- d. *Ingress/egress driveway width.* The width of the driveway throat shall not exceed 40 feet in width. Driveway lanes shall be a minimum of 13 feet in width and shall not have more than three lanes in one entrance/exit.

The conditions below are necessary to assure site plan compliance which is to be brought before the MAPC prior to any redevelopment of this site.

Conclusion:

The MAPC and the Planning Department Staff find that the requested Zone Change submitted for the subject parcel, should be evaluated based on the above observations and criteria listed in Case RZ 15-06, a request to rezone property from “R-1” to “C-3”, L.U.O., General Commercial, and the request is here by recommended to City Council for approval with conditions including the following:

1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC, prior to any redevelopment of the property.
3. The applicant/successors agree to comply with the Master Street Plan recommendation for Alexander Dr. and Wood Street upon any future redevelopment of the site.
4. The property shall be redeveloped under the “C-3” General Commercial standards and site access codes and guidelines.
5. The following uses should be prohibited as a part of a Limited Use, if agreed by the applicant:
 - a. Billboards, Auto Repair, b. Gas Stations, c. Alcohol or Tobacco Retail Services, d. Adult Entertainment Facilities, e. Animal Care Uses, and f. Car Wash.
6. That Egress/Ingress shall be limited to Alexander Dr. and not provided on Wood Street unless an impossibility of access is caused by the Highway Department review.

Respectfully Submitted for Council Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Photographs



View looking north from Alexander Dr.



View looking north from Alexander Dr.



View looking north from Alexander Dr.



View looking northeast from Alexander Dr.



View looking west on Alexander Dr.



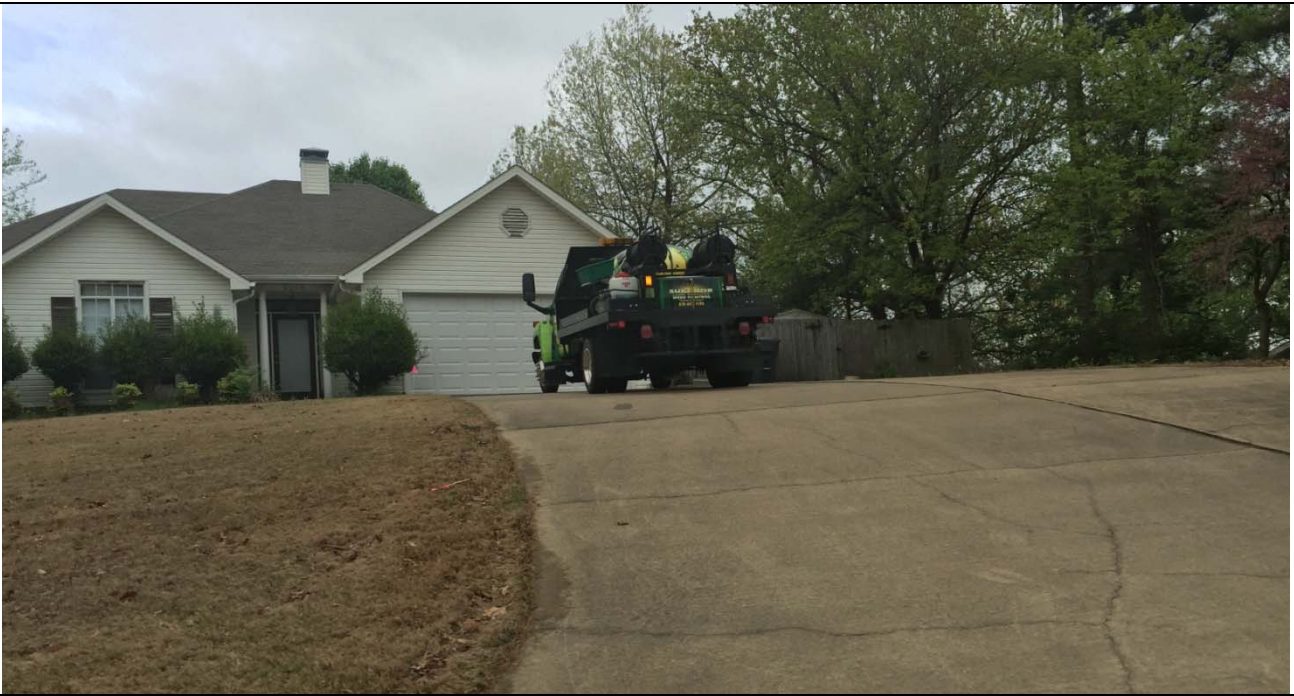
View looking west on Alexander Dr.



View looking west on Alexander Dr.



View looking west on Alexander Dr. from Interchange.



View looking East at Home Adjacent to the Site



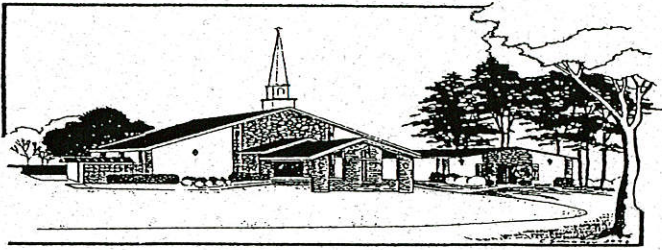
View looking West at home across from Site



View looking North on Wood St. above Site



Bird's Eye Image of Site



*Cathedral Baptist Church, Jonesboro, Arkansas
We believe there is a "Life Worth Living."*

May 19, 2015

Jonesboro City Council

RE: Rezoning of 2814 Wood Street

To whom it may concern:

We at Cathedral are thankful for the things NOT allowed in the area of Alexander and Wood streets but we ask that you be mindful of our members and children of our congregation. We ask that you please take in consideration the amount of traffic in the area already.

We appreciate your consideration of the prospective activities that will affect Cathedral Baptist Church and the surrounding homeowners.

Sincerely,

Pastor Doug Welborn

D. Doug Welborn, Pastor

2706 Alexander Drive Jonesboro, AR 72401

(870) 935-9370

www.cathedralbaptist.com e-mail - cathedral@suddenlinkmail.com