



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Metropolitan Area Planning Commission

Tuesday, April 28, 2015

3:00 PM

Municipal Center

1. Call to order

2. Roll Call

3. Approval of minutes

Approval of the MAPC April 14, 2015 Minutes

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

4. Preliminary & Final Subdivisions

PP 15-06 Preliminary Subdivision: Jude's Crossing Phase 3

Property Location: East side of Darr Hill Rd, South of Keller's Chapel Rd, South of Stoneridge Estates

Engineer: Wood Engineering on behalf of Applicant/Agent/ Owner: Morris-Kidd, LLC requests MAPC Preliminary Subdivision Approval for 16 proposed lots on 4.74 acres with the R-1 Single Family Residential District.

Mr. Spriggs: Last meeting there were several subdivisions that did not meet the fire code but we discussed this in the predevelopment meeting. There were some discrepancies in the initial submission but all have been corrected. There were some issues with connectivity but those issues were resolved as well. There were no issues raised by any of the departments and there are not co-issues to contend with.

A motion was made by Jim Scurlock, seconded by Jimmy Cooper, that this Subdivision be Approved. The motion PASSED with the following vote.

FP 15-03 Final Subdivision: Mallard Pointe Subdivision Phase 1

Property Location: ½ Mile West of Neely Lane along Carriage Road

Engineer: McAlister Engineering on behalf of Applicant/Agent/ Owner: Todd Wilcox, requests MAPC approval of a Final Subdivision for 23 lots on 11.71 acres located within the R-1 Single Family Residential District.

Todd Wilcox and Joshua Hurd of McAlister Engineers appeared before the Commission to present the case. Joshua Hurd stated that as directed by staff he made the adjustments and removed 7 lots to comply with the fire code.

Otis Spriggs: The lots meet the minimum requirements since they have dropped the number of lots down, as noted. Carriage Drive is a future collector road and they were in compliance with future connectivity. They also satisfied the north south major arterial right of way dedication in the future and there were issues raised by any of the departments.

A motion was made by Kevin Bailey, seconded by Jim Scurlock, that this Final Plan be Approved. The motion PASSED with the following vote.

5. Site Plan Reviews

Postponed Temporarily

Site Plan Revision/Review: 1500 Kathleen St. - McKnight Falls

Travis Fischer, PE CFM, Tralan Engineering, Inc., on Behalf of HP Development, requests MAPC approval of a modification of a Site Plan, to allow a formerly approved 1- story duplex revised to a 2 story Quadplex. This request will not violate the overall allowable density approved for future phases at this site.

Mr. Spriggs: This is a formality when we went to the final inspection; there was a planned duplex that a particular building was revised as a two story four-plex. There are no issues with density, and no violations. Staff didn't have the ability to make that adjustment but they wanted to make sure the planning commission was aware. Otherwise they meet the standards and we are requesting approval of the site plan modification.

A motion was made by Jimmy Cooper, seconded by Brant Perkins, that this Site Plan Modification be Approved. The motion PASSED with the following vote.

Concept Review: 117 Arlington Street at Main Street (Southwest Corner)

Mr. John Drum, potential buyer of the property requests MAPC's conceptual review for property currently developed as apartments in the R-2 Low Density Multi-Family District. Applicant seeks MAPC's advice on how to proceed with an application to allow a single family home to be built on the vacant area currently existing on the most eastern portion of the property. For Input only: No action is required on this request.

Mr. Spriggs: (Speaking on behalf of the requester, Mr. Drum who was not present) This particular lot is located at Main St. at Arlington St., near the CWL water tower; apartments are also located at this address. As you can see there is a vast amount of grass area to the east of the building. A potential buyer is trying to build a single family home there. My suggestion would be a rezoning to address this. Because we don't have any other processes available to handle this request, it could be treated as a non-conforming use. We need your input on how to proceed with any future application.

Mr. Scurlock: Should it be rezone into two lots or what?

Mr. Spriggs: There are different options you could use a mixed use type district, they could petition that request.

Mr. Reese: Would the house and apartments be on the same lot?

Mr. Spriggs: Preferably we would not want that, the owner and County Assessor would want it to be separated. There are different options available to separate the property.

Mr. Reese: Would it remain one lot? Will it have a different owner?

Mr. Spriggs: Mr. Drum would like to buy the entire property. There is a parcel to the bottom of the screen that may be associated to this, but it may not have adequate acreage. It may be treated as a separate issue.

Mr. Roberts: Have they discussed this with the owners adjacent?

Mr. Spriggs: No, that is why I suggested a rezoning.

Mr. How big would the lot be if they split it?

Mr. Spriggs: In terms of minimum depth requirements, we are looking at 120 feet at the most, as the longest distance, also if you rezone the property they would have to dedicate additional right of way; so they would compromise the 100 ft. threshold. But looking at it in more detail, he may be able to put one single family home on the property. Whether or not it is over densifying that lot, is something we would have to look at.

Mr. Spriggs: Having R-1 would be 25ft. on average for front setbacks.

Mr. Scurlock: Everything else is single family?

Mr. Spriggs: Correct. And we will proceed with that information.

6. Conditional Use

2916 Willow Road

CU 15-03 Assembly of God Church run by the organization Centro Christiano de Batesville is requesting MAPC approval for a Conditional Use for a church to go in three building that is within an R-1 Single Family District located at 2916 Willow Road.

Applicant: Kevin Kerchival appeared on behalf of the church and requested permission to operate a church within the I-1 Industrial District. We currently have a mixed zoning with C-3 as parking and I-1 which was a lawn-care shop and the Cooper Mechanical building adjacent.

Staff: Mr. Spriggs gave staff summary comments summarizing the staff report, noting that staff has no issue with a church in this district. Possible conditions were read and a suggested time limitation was listed in the conditions which could be extended by future requests before the commission to pave the required lot. He also noted that the architectural code issues are required and must be addressed prior to occupancy.

Mr. Cooper: What are we actually approving?

Mr. Spriggs: You are approving a Conditional Use for a Church to be put on the property, with the suggested list of conditions:

- 1.** That a site and building plans shall be submitted to the Planning, Engineering, Fire and Building Inspections Departments for final permit approval.
- 2.** That upon issuance of the Conditional Use Approval, all future alterations shall be subject to Planning Dept. approval in the future.
- 3.** That prior to any issuance of Certificate of Occupancy, all state and local licenses and permits shall be acquired.
- 4.** Final Occupancy including the required parking lot area pavement shall be achieved within a 2-year time limit.

Mr. Bailey: I strongly suggest you talk to an Engineer, I brought some property out there and there are some serious drainage issues.

Mr. Kerchival: We will research everything about the property before we purchase just so the Church knows what they need to do beforehand.

Mr. Spriggs: If there are some issues, we can get you back in front of the Commission.

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

7. Rezoning

Rezoning Case: 7310 E. Highland Drive

RZ 15-07: Tina Coots owner of Sontina Enterprises, Inc. is requesting MAPC approval of a Rezoning from R-1 Single Family Medium Density District and I-2 Heavy Industrial District to C-3 General Commercial District, for 8.13 acres of land located at 7310 E. Highland Drive.

Applicant: Tina Coots, Owner, appeared before the Commission stating the nature of the rezoning request to change the property from R-1/I-2 to C-3 General Commercial.

Staff:

Mr. Spriggs gave a summary of the Staff Report findings noting consistency with the Land Use Plan and Master Street Plan (Highland Ave/Hwy. 18- Major Arterial) for the proposed 8.13 acres. He noted that the property current zoning resulted from a previous annexation which rezoned the front 300+ feet as R-1 Single Family. The property is highlighted and recommended as a Commercial node on the Current and Proposed Land Use Plans.

Mr. Spriggs: Staff concerns include coordination of good access management to be subject as part of a site plan review in the future, due to it being at a

major intersection (180 driveway separation from a signalized intersection). No major impacts were noted. During the pre-meeting no departments reported any objections to the petition other than City Water Light, who requested maintenance of the existing utility easement (a condition is noted.) along the west property line.

Mr. Spriggs referred to the allowable use table (C-3 General Commercial) within this report which outlines permitted uses, and listed 3 uses to be possibly exclude: Adult entertainment, Billboard advertisement and Animal Care uses. Provisions for concurrence with changing the request to a Limited Use Overlay, were discussed with a Ms. Coots, who agreed and stated that she had no issues with the conditions listed, which were read for the record.

Public Input: None Present

Commission Action:

Motion was made by Mr. Scurlock to place Rezoning Case RZ15-07 on the floor for consideration, a rezoning from R-1 Single Family Residential and I-2 Heavy Industrial to "C-3" L.U.O., General Commercial, Limited Use Overlay as presented to be located on the subject property; 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 conditions. Motion was seconded by Mr. Bailey.

A motion was made by Jim Scurlock, seconded by Kevin Bailey, that this matter be Recommended to Council. The motion PASSED with the following vote.

RZ15-03: Request to Modify Proposed Master Street Plan (Please note that this item will not be discussed today).

ITEM HAS BEEN PULLED FROM THIS AGENDA AT THE REQUEST OF ADMINISTRATION.

RZ: 15-03 Text Amendment Case: Land Use Plan & Master Street Plan
Recommendations: The LUAC and the MSP Committee request MAPC review and approval of the two plan documents to be recommended to City Council for final adoption.

Note: MAPC is requested to re-open the Master Street Plan Case (See attached Graphic) to consider a Revision as recommended by Staff & the Master Street Plan Advisory Committee regarding a proposed Collector Road proposed, east of Caraway Road, extending North/South from Johnson to Greenboro Road/ North of University Loop East. No action will be taken on this issue today.

This item was pulled pending further action by the Master Street Plan Committee until further notice.

8. Staff Comments

9. Adjournment